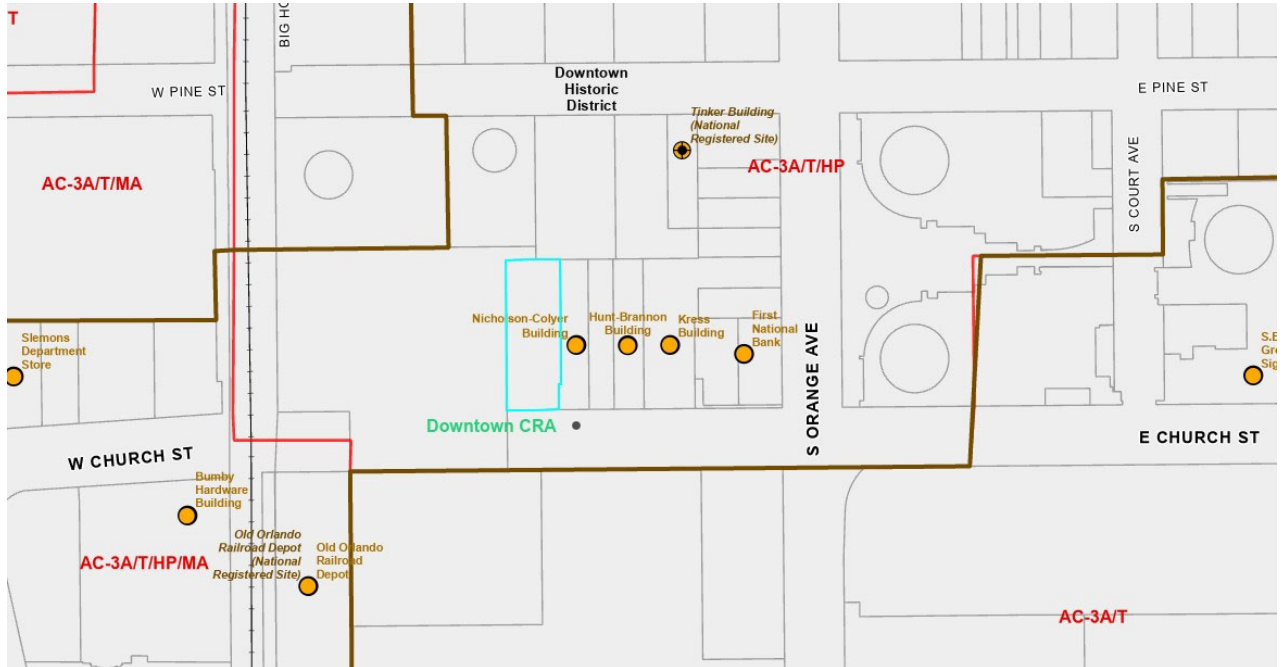


41 W CHURCH STREET DOWNTOWN HISTORIC DISTRICT



Location Map

 Subject Location

Summary

<p>Applicant Monica McCown 33 W Church Street Orlando, FL 32801</p> <p>Owner Robert Taylor 33 W Church Street Orlando, FL 32801</p> <p>Project Planner Jennifer Fritz-Hunter, AIA Historic Preservation Officer, Planner III</p> <p>Updated: January 2, 2026</p>	<p>Property Location: 41 W Church Street, Downtown Historic District, Commissioner District 5.</p> <p>Applicant's Request: Major Certificate of Appropriateness request to alter the front facade.</p> <p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>	<p>Public Comment Courtesy notices were mailed to property owners within 300 ft. of the subject property the week of December 22, 2025 and a placard advertising the HPB meeting was posted at the subject property. As of the published date of this report, staff has received no comments from the public concerning this request.</p>
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HISTORIC AND SITE BACKGROUND

- The structure is a Contributing structure in the Downtown Historic District (1980)
- The lot is zoned AC-3A/T/HP and is a standard rectangular shape with an area of 0.19 acres.
- The lot is located mid-block on W Church Street between Orange Avenue and the Railroad Tracks (Gertrude Avenue.)
- The structure was built between 1908 and 1913.
- The style is listed as “Commercial” in the Florida Master Site File
- Previous Certificates of Appropriateness:
 - Dozens of repair and minor replacement CoA’s have been issued in the last decade.

PROJECT OVERVIEW

A Major Certificate of Appropriateness request to alter the first floor storefront with new operable doors, repairs will be made to the second floor vitrolite glass panels and awning. No change is proposed to the footprint or height of the existing structure.



The site was surveyed in 1980. The survey states that the year built is “in the 20’s” and that the area of significance is for architecture. The style is listed as “Commercial”. The structure has been altered but it is the alteration that makes the building significant. In the late 30’s, vitrolite panels were added to modernize the structure possibly when J.C Penney’s moved into the location. While updating commercial storefronts every 10-20 years is still common today, any previous Vitrolite panels on other buildings have all been removed. This remains the only example of this type in Orlando.

Buildings on this location going back to the very beginning of Orlando’s history. Grocers, Confectioners, Lunch Counters in the 20’s. Swan’s Department Store in the 30’s before JC Penney’s settled there in the 40’s. Also Behr’s Shoes in the 70’s and 80’s.

CONDITIONS OF APPROVAL

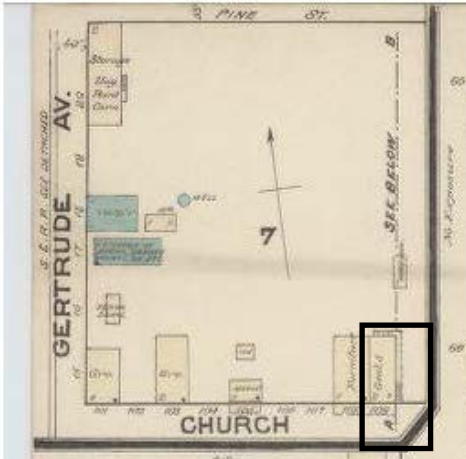
Subject to the following conditions, the proposal is consistent with the requirements for approval contained in Sections 62.201 and 62.703 of the Land Development Code (LDC).

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. The applicant confirms the material of the canopy ceiling with staff prior to installation.
5. Final specifications for the sliding/bifold doors in the storefront are reviewed by staff through the minor review process.
6. Any Lighting or signage changes are submitted for minor review.

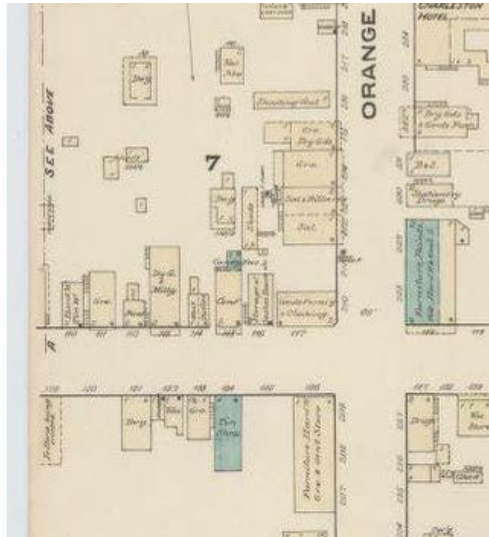


Circa 1940

SANBORN INSURANCE MAP



1884: No Boone Ave so hard to distinguish which building was on this location.

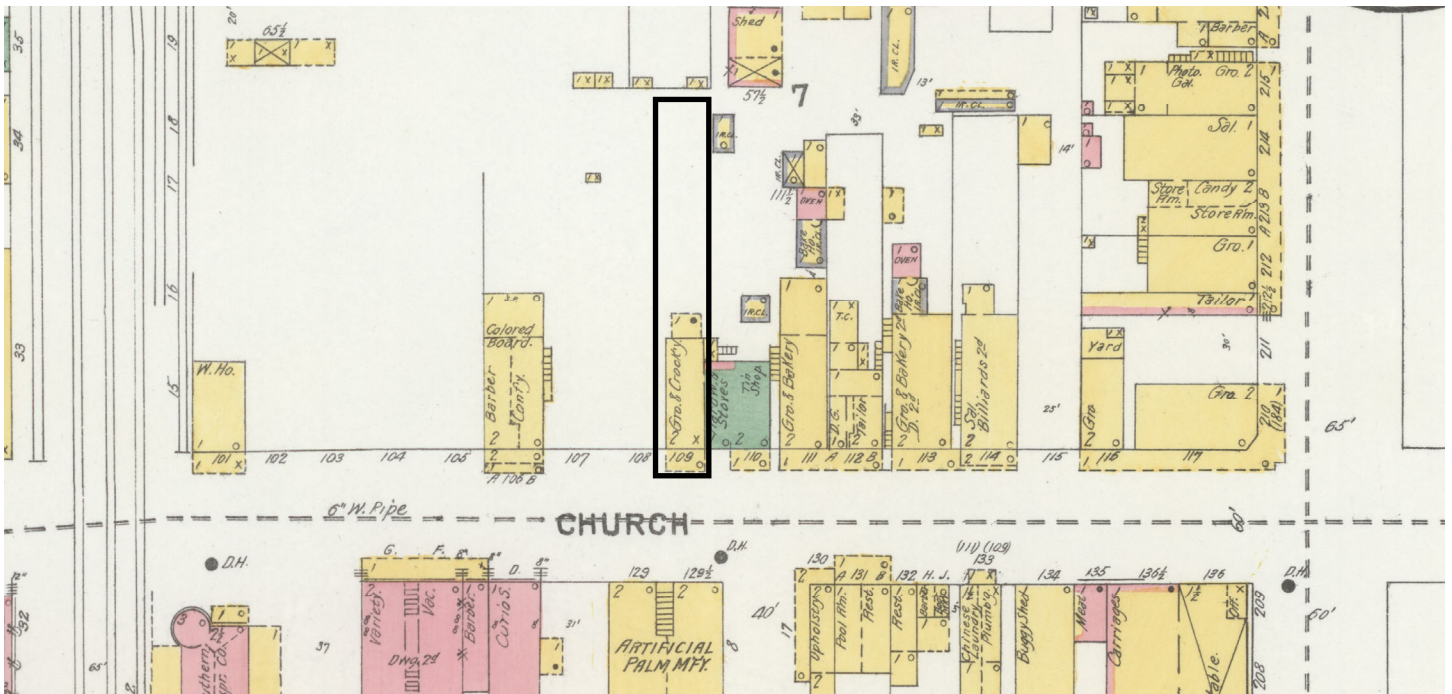


1887:

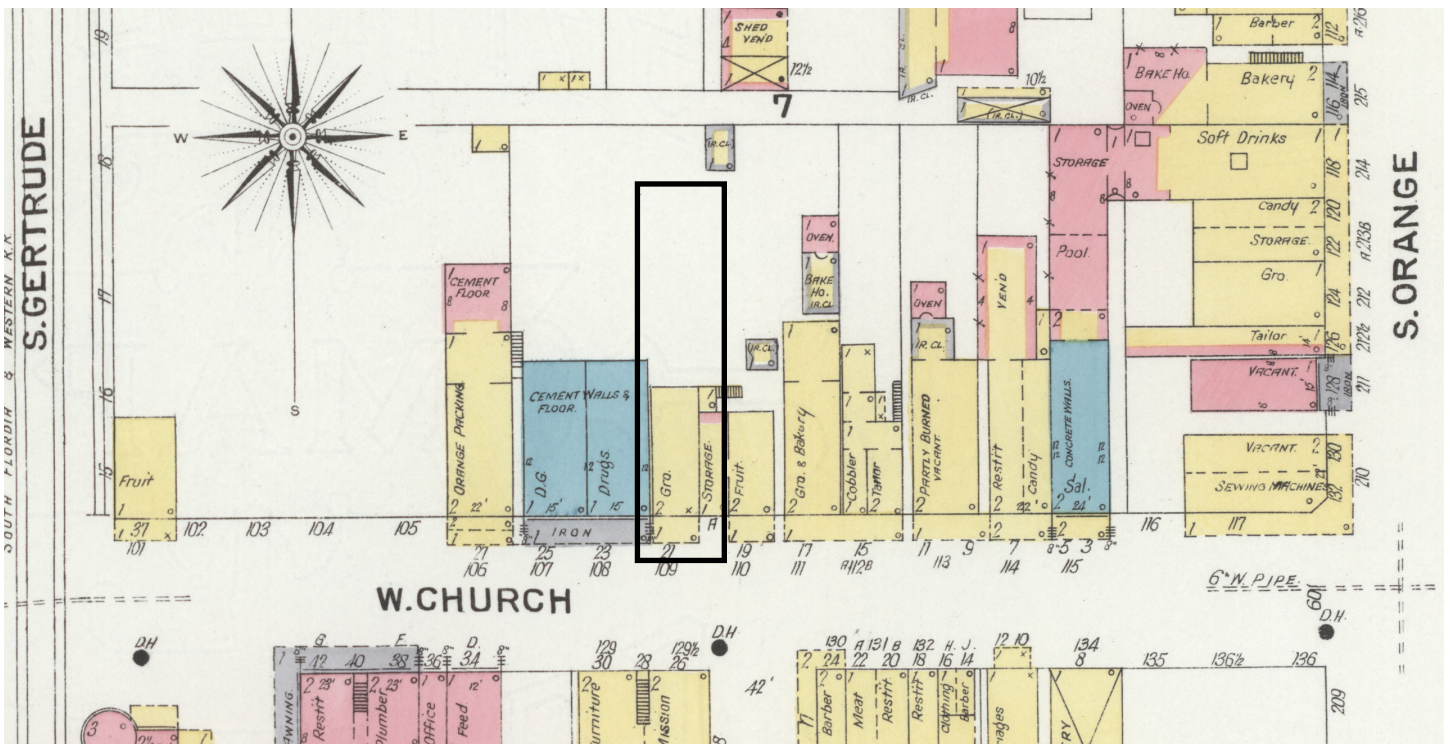


SANBORN INSURANCE MAP

1903:

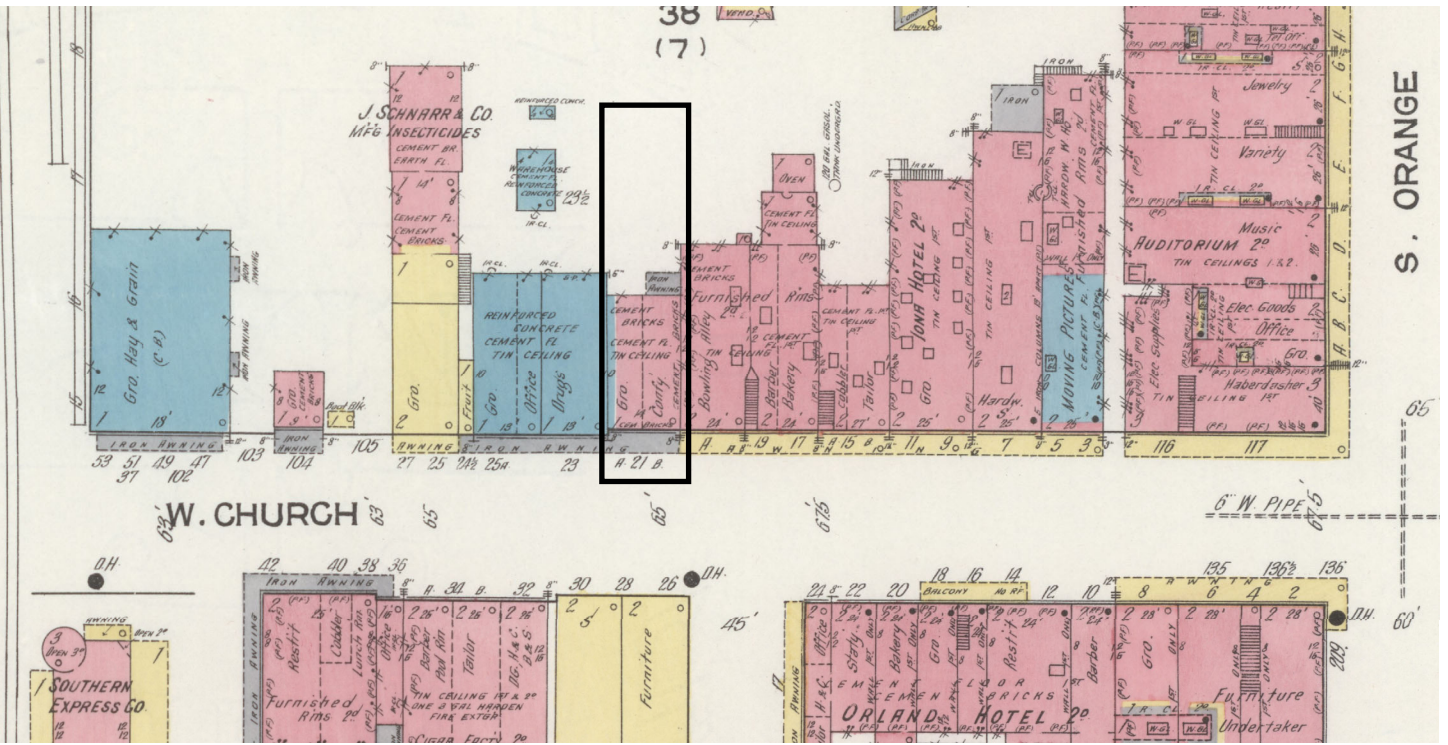


1908:

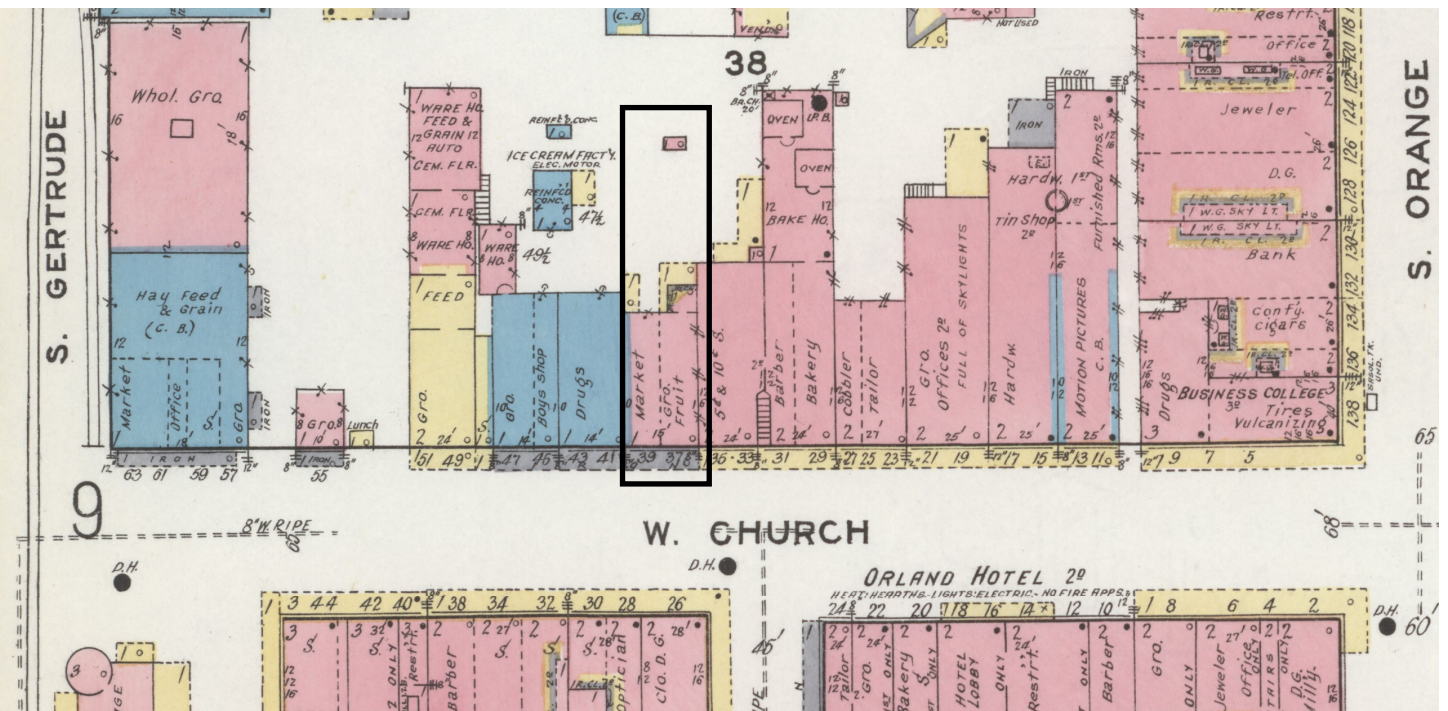


SANBORN INSURANCE MAP

1913: Appears to be a new building in this Sanborn Map.

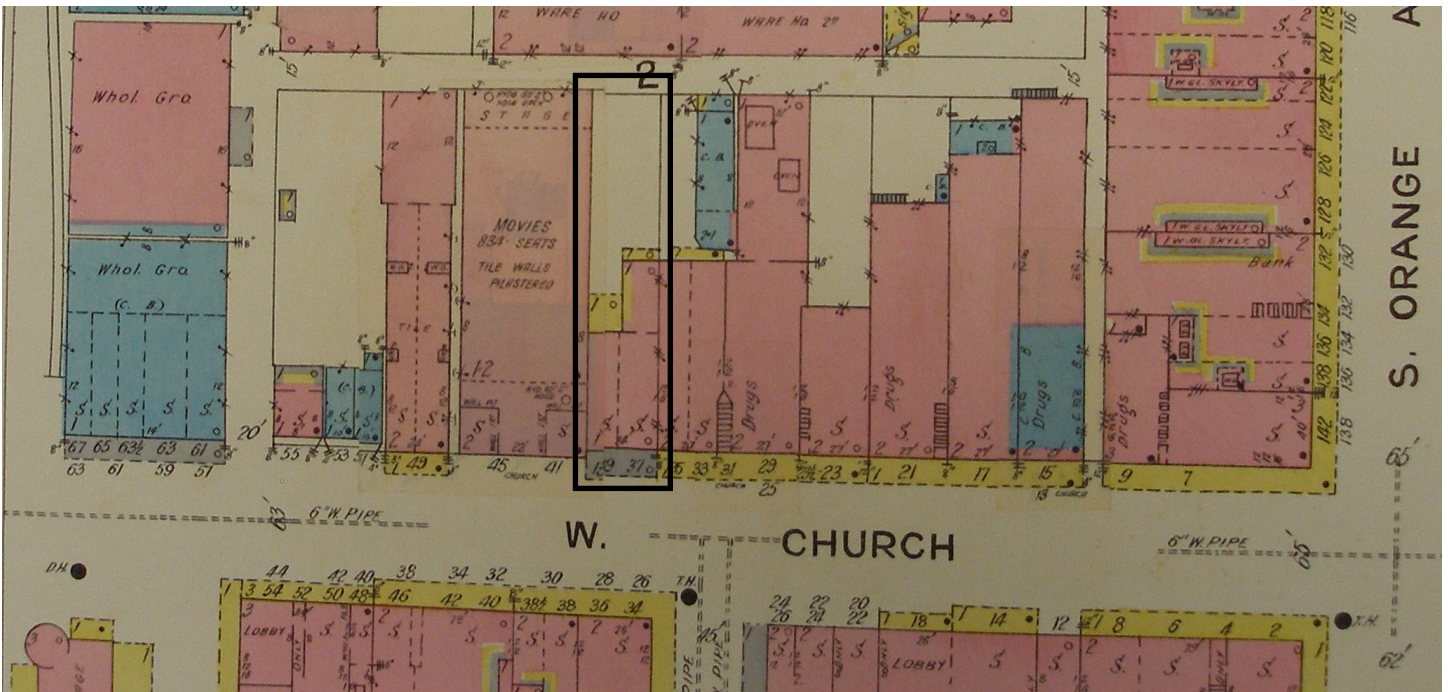


1919:

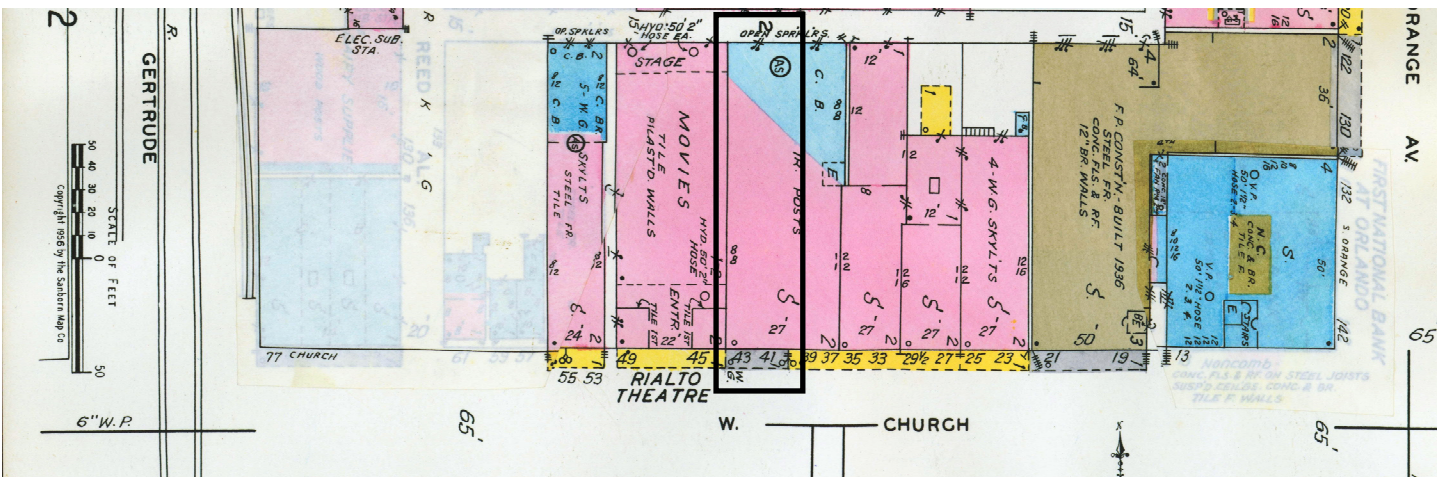


SANBORN INSURANCE MAP

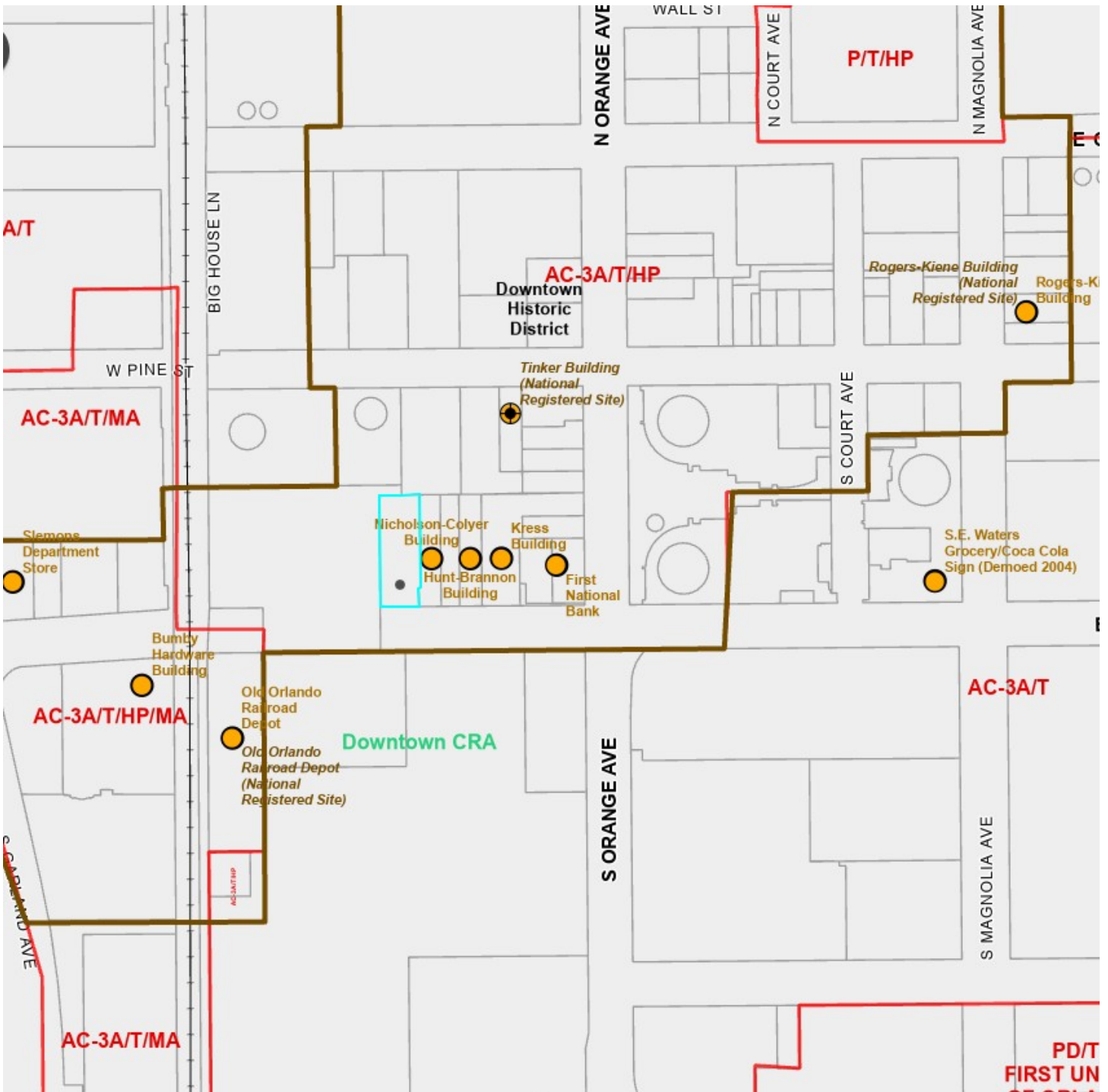
1925:



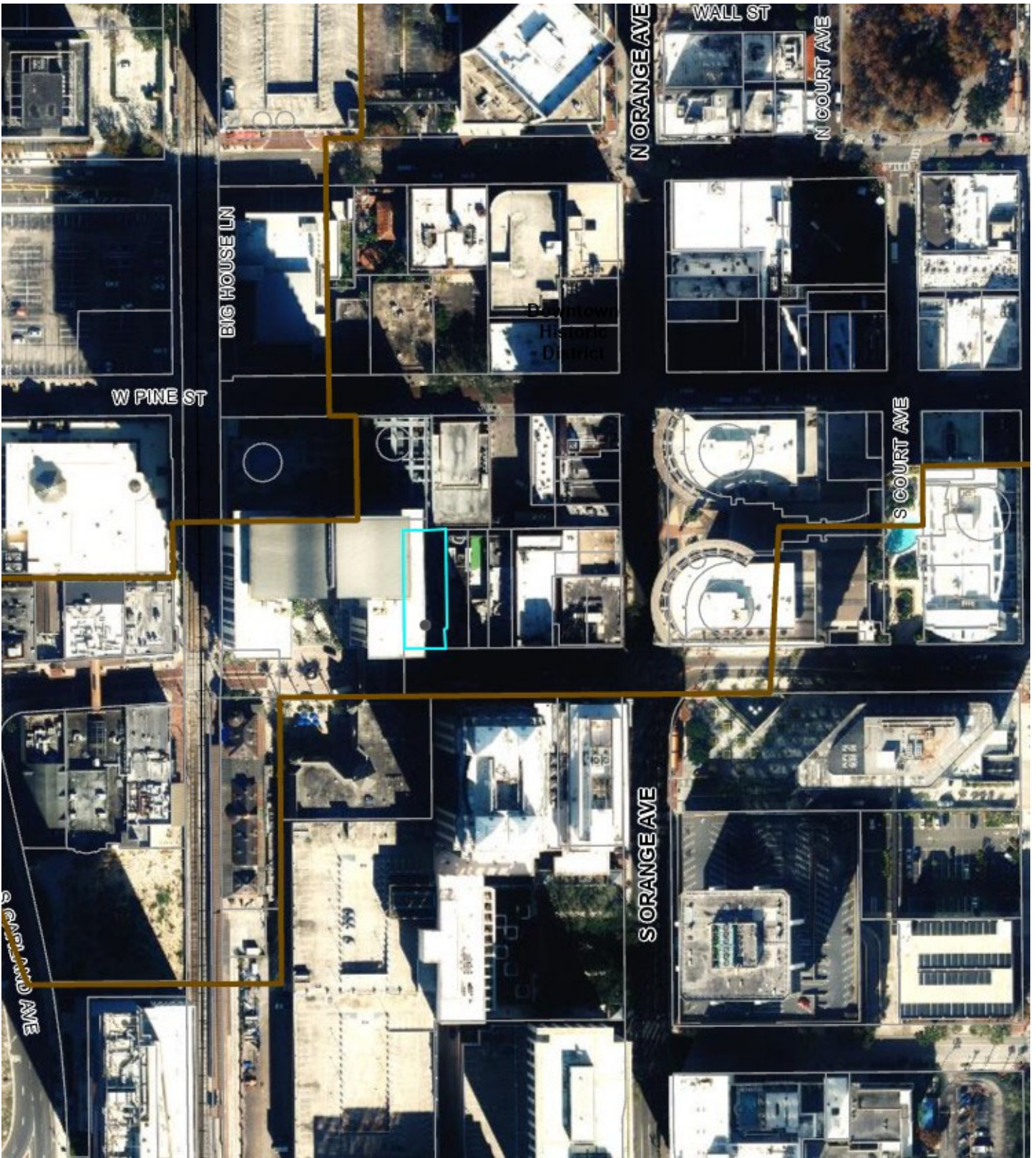
1956: Expansion to the rear: Combined with 37/39 W Church Street



SURROUNDING ZONING MAP



AERIAL VIEWS

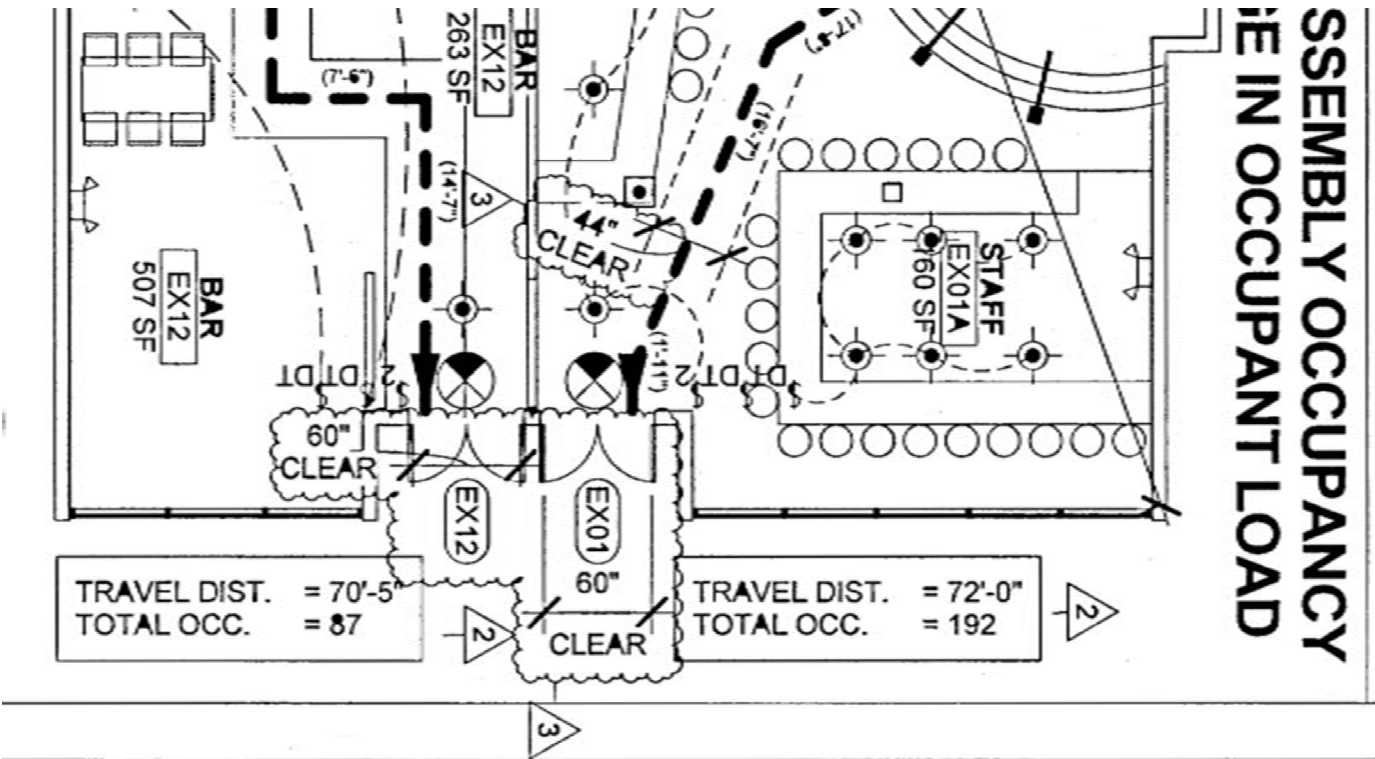


EXISTING SITE PHOTOS- SUBJECT PROPERTY



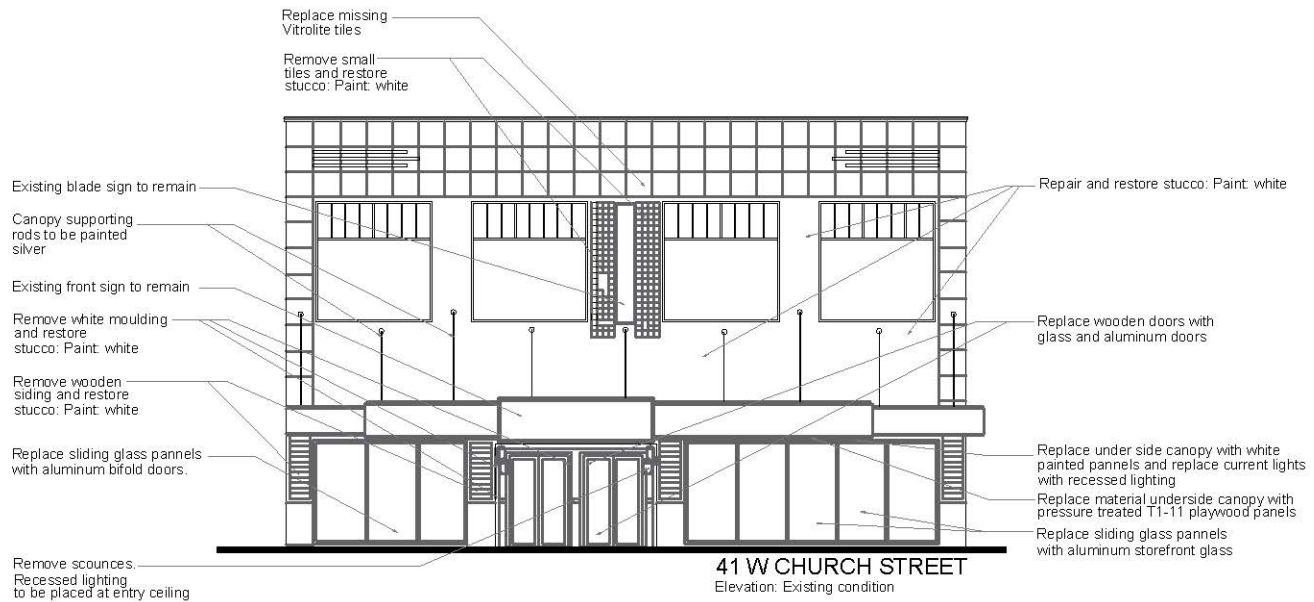
Looking at subject property

EXISTING FLOOR PLAN AT SIDEWALK



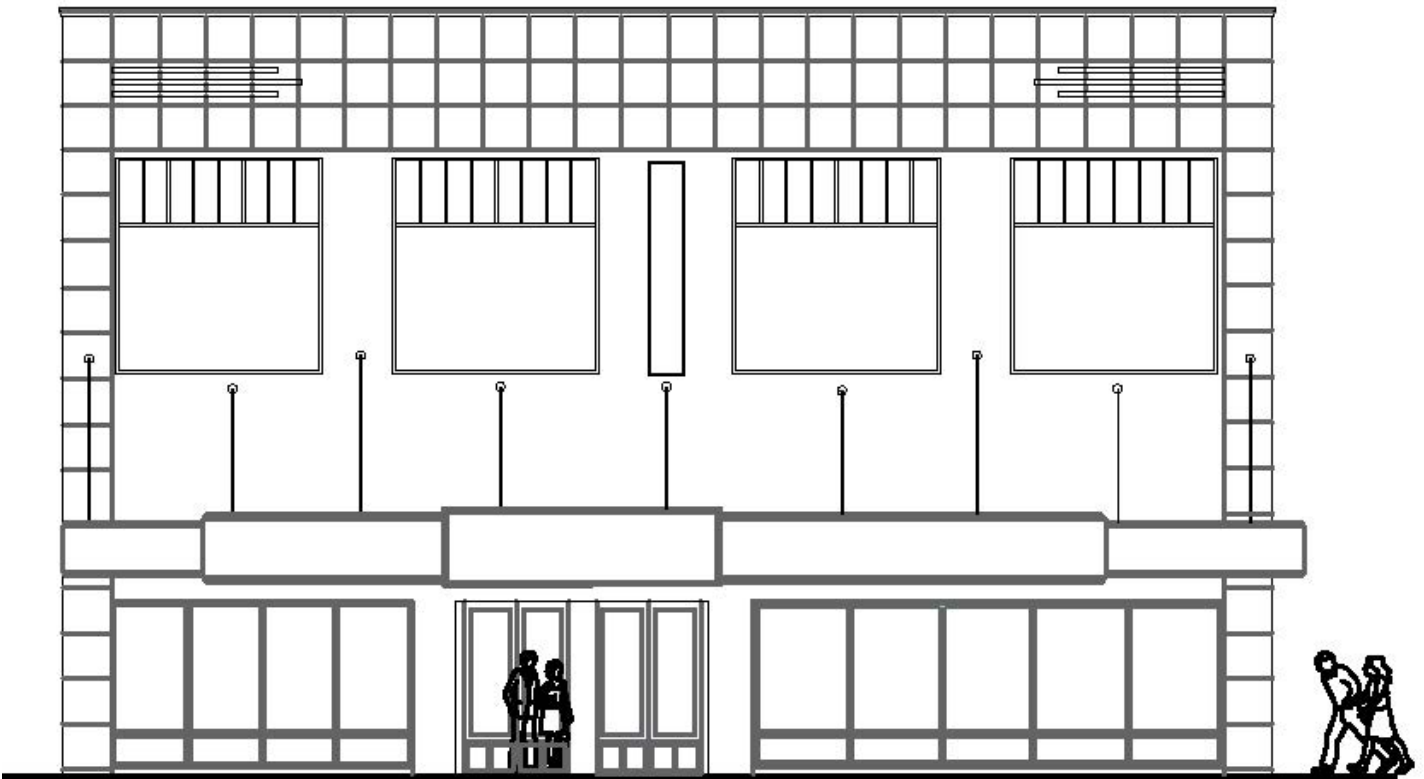
Existing storefront line to remain the same. No change to recess and door locations. The west (left) double doors are not original but can remain.

EXISTING ELEVATION



The storefront and doors on the first level will be replaced. The canopy will be repaired and the ceiling replaced with new lighting. The canopy support rods will be painted. The current white stucco portions will be repaired and missing black vitrolite panels will be replaced.

PROPOSED FACADE



41 W CHURCH STREET

Elevation: Proposed

Storefronts are bifold sliding doors but when closed match proportions of a typical storefront. New central doors carry the bulkhead line across the façade. Vitrolite panels down the exterior to the first floor connect the 2 levels. Central portion of second level is all white for simplicity and to clean up past repairs.

PROPOSED RENDERING



Rendering shows the unified central color of white, Black vitrolite on the ends to the ground to anchor the 2 levels together. The rendering was made prior to the final alteration to include bifold panel doors at both tenant storefronts.

STAFF ANALYSIS

SECRETARY OF THE INTERIOR'S "STANDARDS FOR REHABILITATION"

Considering an application for a Certificate of Appropriateness, 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 will remain in commercial use.
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.
The distinguishing historic material (vitrolite) will be preserved and missing portions will be replaced. Past poor repairs will be removed around the windows and the interior of the second floor will be unified with white stucco.
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.
The vitrolite is not original to the structure but has acquired significance in it's own right.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
The vitrolite is the most distinctive feature of this building and it will be preserved.
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.
The vitrolite panels will be restored. Missing ones will be replaced. The central portion where most are gone and have been replaced with stucco will no longer be painted black as to distinguish it from the vitrolite.
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 first floor will be a contemporary interpretation of a traditional storefront with the correct proportions. The walls however, will be operable. When closed they will maintain the character of the property, neighborhood and immediate environment.
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.

ADDITIONAL STANDARDS

11. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were removed in the future, the essential form and integrity of the structure would be unimpaired.

The storefront has been changed in the past and it can change again. The essential form and integrity of the structure will not be impaired by this change.

Staff has applied the following Sections of the Land Development Code to analyze Case HPB2025-10277.

Sec 62.703: Standards for Existing Structures

The standards in this Part applying to HP Overlay districts shall apply to structures or Parts thereof unless otherwise modified by the ordinance establishing the HP Overlay district. In cases of uncertainty, the Historic Preservation Officer shall determine the appropriate material, scale, mass, architectural style. Appeal from the Historic Preservation Officer determination shall be pursuant to Chapter 65, Part 4B, Section 65.471, Minor Review.

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.
- 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. 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.

The vitrolite panels will be preserved and replaced where missing/damaged. Except in the central portion of the second floor which will be given a different treatment and color to distinguish it from the vitrolite.

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.

Standard 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.

The original storefront has been replaced several times and is currently very modern with glass all the way to the ground and no bulkhead. The proposal restores the horizontal datum of the bulkhead.

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.

Standard 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.

The existing awning will be repaired. The ceiling will get a new treatment and the support rods will be painted. No change to shape, height, etc.

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.

Standard 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. 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.

The current doors are not original and will be replaced to complement the new storefront.

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.

Standard 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.

No change to the signage is currently proposed. Staff can review any future proposals as a minor review.

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.

Standard Not Applicable.

10. 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.

Standard 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 for a Major Certificate of Appropriateness to alter the façade of the building as proposed.