



August 28, 2017

Daniel Mawardi  
63 E. Pine Street, LLC  
1026 W. Central Blvd.  
Orlando, FL 32805  
[yvette@EightKInvestments.com](mailto:yvette@EightKInvestments.com)

Re: Our file: DET2017-1033  
Parcel ID: 26-22-29-7352-26-012 / 63 E. Pine Street, Orlando, FL 32801

Mr. Mawardi,

In response to your application requesting a determination of the above referenced property to confirm that this property is a Contributing Property to the Downtown Historic District, I have conducted an analysis and reached a determination.

**Analysis** - In review of your request I have found the following:

- The subject property indicated by the flag in Figure 1 is located in the City of Orlando, Florida.
- The subject property is zoned AC-3A/T/HP (Activity Center/Traditional City/Historic Preservation District).
- The subject property is located within the Downtown Historic District.
- The boundaries of the Downtown Historic District were established by a City Ordinance on October 20, 1980 (document #15890). The boundaries were defined to include the area within which the City of Orlando grew between 1875-1930 and was considered the mercantile/business center of the City.
- As stated in the Statement of Significance, "The district represents a significant and distinguishable entity which in total defines the practice of architecture and the state of building technology in Orlando between 1880 and 1930. Further, persons, events, and the conduct of daily life and business in design and around these structures over a

period of one hundred years define Orlando's physical, economical, and political growth and history.”

- The master list of “Buildings Contributing to the Character of the District” contains 61-63 E. Pine Street listed as a contributing structure. It is noted as the “Robinson Building Bldg.” constructed in 1884. The Orange County Property Appraiser provides the construction date as 1901, however this is a default date often given to 19<sup>th</sup> century structures.
- The Orlando Downtown Historic District has been certified by the Secretary of the Interior as meeting the requirements pursuant to Section 2124 of the Tax Reform Act of 1976; Sections (702)f and 315 of the Revenue Act of 1978; Sections 212 and 214 of the Economic Recovery Act of 1981; and the US Department of Interior Regulations 36 CFR Part 67. This certification allows individual property owners of depreciable buildings within the district able to qualify for Federal tax incentives.
- In the research file of the Downtown Historic District, 61-65 E. Pine Street is noted as: “Robinson Building, 1884. Norman Robinson was a noted chemist with a worldwide reputation in scientific circles. He was appointed State Chemist by Governor Francis Fleming, and filled the chair of natural science at Rollins College. Professor Robinson had a laboratory near Park Lake where he made concrete blocks which may have been used in the construction of this building. It is said to be the first fireproof building in Orlando, and early records indicate that it is ‘veneered concrete’. The painted brick façade above the suspended canopy retains its original detailing; the storefront has been extensively”.
- Prior reviews, as recent as February 27, 2017, have treated this structure as a contributing structure.

**Determination-** In consideration of the above, I hereby determine that 63 E. Pine Street is a contributing structure in the Downtown Historic District.

The Historic Preservation Office and/or Historic Preservation Board has purview over all exterior changes to this structure. Proposed changes are reviewed and determined for appropriateness based on the Downtown Historic District Ordinance and the Secretary of the Interior's “Standards for Rehabilitation”.

This Letter of Determination does not constitute approval to develop or make any alterations. It addresses only the Land Development Code standards, Historic Preservation ordinances, and historic information expressly represented in this letter. The applicant shall comply with all other applicable requirements of the Land Development Code and the Florida Building Code, including any additional review requirements and shall receive all necessary permits before initiating alternations.

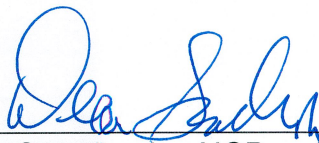
If you have any questions or concerns, please contact the Historic Preservation Office at 407.246.3350.

Signed:

Concurred:



Richard Forbes, AIA, NCARB, LEED AP  
Historic Preservation Officer  
City of Orlando



Dean Grandin, Jr., AICP  
Planning Official  
City of Orlando

Figure 1:

