



MEETING INFORMATION

Location

City Council Chambers
Orlando City Hall
One City Commons 400
South Orange Ave.

Webinar link:

https://zoom.us/j/99841363463

Time

4:00 p.m.

Board Members

Members Present

- Tim Lemons, Chairperson
Scott Sidler, Vice Chairperson
Laurie Burns
Lucie Ghioto
Shanon Larimer\*
Keith Ori
Pamela Peelor
Sarah-Olivia Slohoda
Cindy White

\*present via Zoom

Members Absent

None.

MINUTES - JANUARY 5, 2022

OPENING SESSION

- Determination of Quorum
Pledge of Allegiance
Introduction of Board Members and Staff
Consideration of the December 1, 2021 minutes

Cindy White MOVED to waive the reading of the minutes and to approve the minutes of the December 1, 2021 meeting as written. Pamela Peelor SECONDED the motion, which was voted upon and PASSED by unanimous voice vote 8-0.

PUBLIC COMMENTS

- None

Note: Keith Ori arrived at 4:06 pm.

CONSENT AGENDA

- Case: HPB2021-10295, 130 S Orange Ave
Applicant: Jeri Ivins 130 S. Orange Ave. Suite 300 Orlando, FL 32801
Owner: Kress Building, LLC 130 S. Orange Ave. Suite 300 Orlando, FL 32801
District: Downtown Historic District (Commissioner District 5)

A Major Certificate of Appropriateness to remove existing roll up gates and install a new storefront to match existing.

Recommended Action: Approval of the request, subject to the conditions below:

- 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.
HPB approval does not grant permission to commence construction activity. All necessary permits must be obtained prior to commencement of construction activity.
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.
Materials for the new storefront and doors shall be similar in materials, colors, designs, and styles as the existing historic materials.
Bottom rail of new doors shall be the same height as the bottom rail of the existing doors and base.

**Lucie Ghioto MOVED to approve the Consent Agenda subject to staff conditions, Sarah-Olivia Slohoda SECONDED the motion, which was voted upon and PASSED by unanimous voice vote 9-0.**

## REGULAR AGENDA

### 2. Case: HPB2021-10214, 228 Thornton Ln

Applicant: Melissa Schumann, 228 Thornton Lane Orlando, FL 32801  
Owner: Melissa Schumann, 228 Thornton Lane Orlando, FL 32801  
District: Lake Lawsons Historic District (Commissioner District 4)

A Major Certificate of Appropriateness to construct a one story 575 sq. ft. addition to the rear.

*Recommended Action:* Approval of the request, subject to the conditions below:

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.
4. Recommend that the existing press metal shingle roof be repaired.
5. In the event that the metal shingle roof cannot be repaired, an Architectural Shingle shall be used which is more consistent with Minimal Traditional architectural styling.
6. Cement board siding shall have a smooth finish so that when painted it will be similar in texture to historic wood siding
7. Window details including trim, style, and inset shall be consistent with the existing windows.
8. Maximum Impervious Surface Ratio (ISR) of 55% shall be met by removal of pool pavers or shall require a variance from the Board of Zoning Adjustment for any overage, prior to issuance of construction permits.
9. The addition encroaches into the 5ft side yard setback and will require a Variance from the Board of Zoning Adjustment, prior to issuance of construction permits.

Fernanda Paronetto, Planner II, described the request using PowerPoint. She made use of maps, photographs, and drawings. She noted that staff recommended approval of the request, subject to the above conditions, pointing out that a variance would be needed from the Board of Zoning Adjustment. Board members asked how the existing historic metal shingle roof would be repaired, since that type of roof was relatively rare in historic houses. Mr. Forbes explained that some local companies still know how to work with the material and that the product is still available.

Melissa Schumann, 228 Thornton Ln., Orlando, FL 32801, spoke as the applicant in support of the request. She said the roof was the main "sticking point" in the conditions of approval. She explained her reasons for wanting to remove the historic metal shingle roof and use 5V crimp metal panel roofing on the entire house and new addition and said she had written support from neighbors. Discussion took place regarding the style and type of metal roof product and why the applicant wanted to use that product.

Board discussion ensued. Members pointed out that metal roofs are expensive to install and maintain. Mr. Forbes noted that there are no known examples of a Minimal Traditional style house with a 5V crimp metal roof in the historic districts. Members discussed the details of conditions 4 and 5, and whether they should state "repaired" or "replaced". They also discussed why City staff recommended the existing metal roof be repaired. Scott Sidler attempted to make a motion that would have modified condition 4 to include the necessity to obtain confirmation from a licensed roofer that the metal roof could or could not be repaired, but decided to withdraw the motion after further board discussion.

**Scott Sidler MOVED to approve the Agenda Item HPB2021-10214 subject to staff conditions, Cindy White SECONDED the motion, which was voted upon and PASSED by unanimous voice vote 9-0.**

## NEW BUSINESS

- None

## OTHER BUSINESS

- Minor Review – 9 CoAs issued in December.

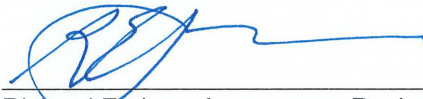
## ADJOURNMENT

Chairperson Tim Lemons adjourned the meeting at 4:59 pm.


## STAFF PRESENT

Richard Forbes, Appearance Review Official  
Ed Petersen, acting Recording Secretary  
Fernanda Paronetto, City Planning  
Lucky Carson, City Planning

Johnny Berry, City Planning  
Sarah Taitt, Assistant City Attorney  
Vince Gramaglia, Permitting Services  
Casey Billings, Orlando City Boards



Richard Forbes, Appearance Review Official



Ed Petersen, acting Recording Secretary