



AGENDA
HISTORIC PRESERVATION BOARD
Lakeland Electric Building, Conference Rooms 1A & 1B
July 27, 2023 8:30 A.M.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Greg James, no later than 48 hours prior to the proceeding, at (863) 834-6040, Email: Greg.james@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local - **(863) 834-8333** or **1-800-955-8771** (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number **1-800-955-8770 (VOICE)**, for assistance.

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the June 22, 2023 Historic Preservation Board meeting minutes.
- III. Old Business:
 - A. Board to take action on the recommendations of Lakeland Historic District Resurvey Project, Phase 1, for the East and South Lake Morton Historic Districts.
- IV. New Business:
 - A. Board Member Update: Recognition of Landis Fleming for his service to the Board and Design Review Committee.
- V. Adjourn for Design Review Committee.

MINUTES

HISTORIC PRESERVATION BOARD

Lakeland Electric Building Conference Rooms 1A/B

Thursday, June 22, 2023

8:30 a.m.

(Please note: These meeting minutes comply with FS 286.011 and are not intended to be a verbatim transcript.)

The City of Lakeland Historic Preservation Board met in Regular Session; Bruce Anderson, Lynn Dennis, Landis Fleming, Cesar Perez, Michael Porter, Natalie Oldenkamp, Chris Olson, MeLynda Rinker and Britney Wilson were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant, and Alex Landback, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

Chair Chris Olson called the June 22, 2023 meeting of the Historic Preservation Board (“Board”) to order at 8:31 a.m. A quorum was reached, as eight Board members were present.

II. Review and Approval of Previous Meeting Minutes

Ms. Lynn Dennis motioned to approve the May 25, 2023 meeting minutes as presented. Ms. Natalie Oldenkamp seconded the motion. The motion passed 8—0. Ms. Britney Wilson was not present at the time of the vote.

III. Old Business:

A. Historic Preservation Board Annual Review and Lakeland Historic District Resurvey Project, Phase 1 Results and Recommendations Workshop to be held immediately following the June 22, 2023 Historic Preservation Board and Design Review Committee meetings (Lakeland Electric Building, Conference Rooms 1A & 1B).

IV. New Business: NONE

V. Adjourn for Design Review Committee.

The meeting adjourned at 8:33 a.m.

Chair, Historic Preservation Board

Senior Planner, Historic Preservation

Lakeland Historic Districts Resurvey Project, Phase 1
East and South Lake Morton Historic Districts
Recommendations

- Update status of each property within both Districts:
 - 292 properties recommended as contributing in the East Lake Morton Historic District, adding 157
 - 697 properties recommended as contributing in the South Lake Morton Historic District, adding 169

Staff agrees with these recommendations.

- Pursue boundary amendments to the NRHP-listed East and South Lake Morton Historic District boundaries to match the locally listed boundaries:
 - In the East Lake Morton Historic District, adjust the northern boundary to match the local historic district boundary.
 - In the South Lake Morton Historic District, adjust northeastern, northwest, and southern district boundaries to match the local historic district boundary.

Staff agrees with these recommendations.

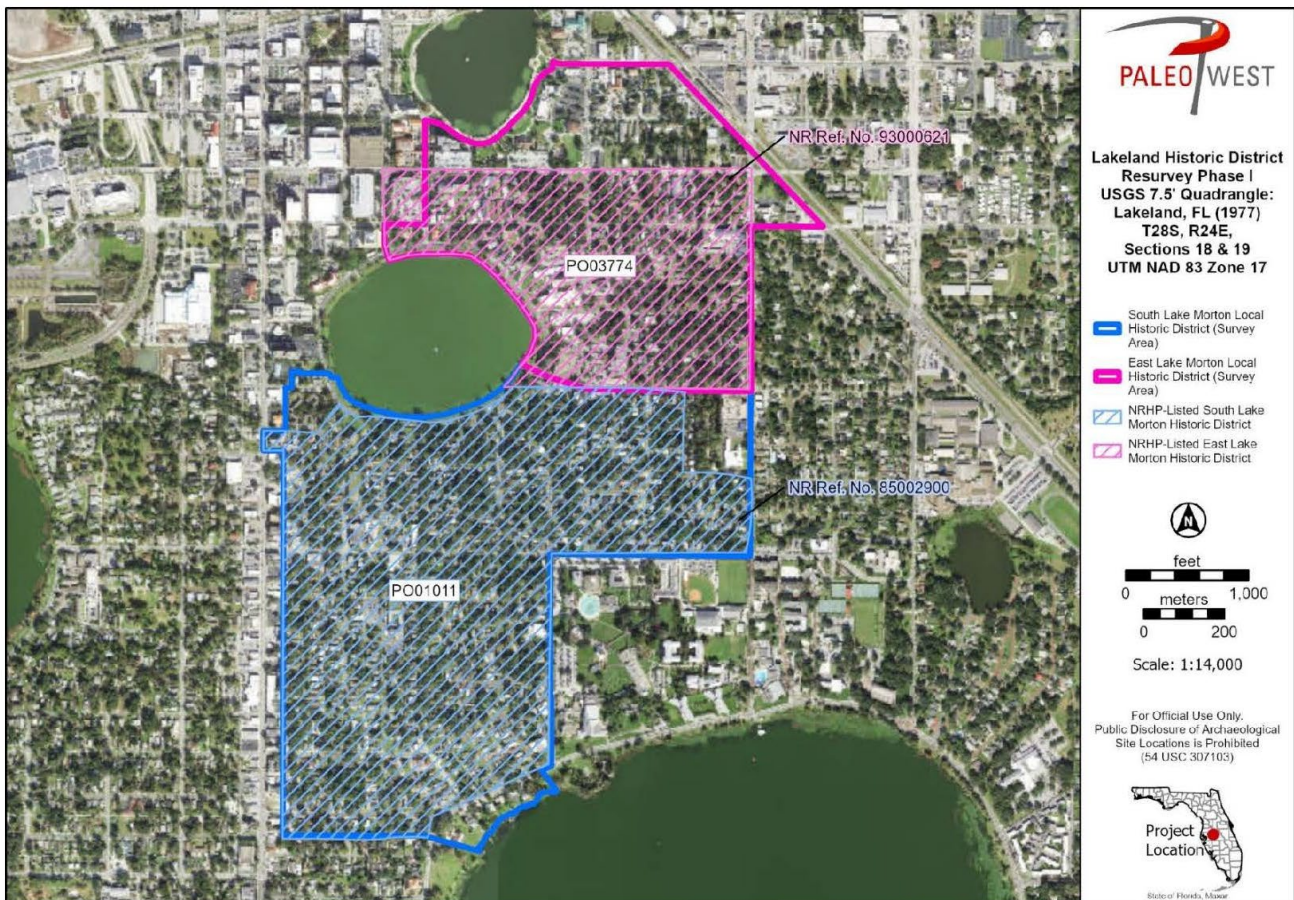


Figure 5-13. Map of Project survey areas and their respective NRHP-listed Historic District boundaries on aerial photography. PaleoWest recommends that the boundary of the NRHP-listed East Lake Morton Residential district be expanded to match that of the locally designated northern boundary. Further, PaleoWest recommends the locally designated district western boundary be expanded to match that of the NRHP-listed district.

- Expand the ELM period of significance from 1900–1940 to 1900–1973. (NRHP amendment)

Staff agrees with this recommendation.

- Expand the SLM period of significance from 1904–1935 to 1900–1973. (NRHP amendment)

Staff agrees with this recommendation.

- Amend the Criteria for which the South Lake Morton Historic District is listed in the NRHP to include Criteria A and B in addition to Criterion C. (NRHP amendment)

Staff agrees with this recommendation.

- Add PO09587 - Florida Citrus Mutual Building to the ELM NRHP and Local designations as a contributing resource. Also individually eligible for NRHP listing.

Staff disagrees with this recommendation; this building is contextually similar to the commercial buildings within the Munn Park Historic District and should be evaluated for inclusion in this district as part of Phase 2 Resurvey work.

- Six documented resources (PO00113 – Sorosis Club, PO00129 – Deen House, PO03411 – Park Trammell Building, PO03412 – Ruthven Building, PO03414 – Women’s Club of Lakeland, and PO09587 – Florida Citrus Mutual Building) are individually eligible for the NRHP and eligible as contributing resources to their respective districts. However, as these resources are either currently contributing to their respective districts or could contribute with amendments, PaleoWest does not recommend the pursuit of their individual listing. Individual listing and contributing status in an NRHP-listed historic district offer the same level of recognition for historic properties and provide access to the same opportunities, such as federal historic tax credits.

Staff agrees with this recommendation.



AGENDA
DESIGN REVIEW COMMITTEE
Lakeland Electric Building, Conference Rooms 1A & 1B
July 27, 2023
immediately following the Historic Preservation Board Meeting

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Greg James, no later than 48 hours prior to the proceeding, at (863) 834-6040, Email: Greg.james@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local - **(863) 834-8333** or **1-800-955-8771** (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number **1-800-955-8770 (VOICE)**, for assistance.

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the June 22, 2023 Design Review Committee meeting minutes.
- III. Review Certificates of Review administratively approved since the previous meeting.
- IV. Consideration of Certificate of Review Applications:
 - A. Oath Administration for Public Testimony by Assistant City Attorney.
 - B. [HPB23-133 – 506 W. Belmar Street](#) – Final Approval requested for the replacement of wood and T1-11 siding on the house on the subject property. Owner: Ms. Kris Shubert. Applicant: Morgan Exteriors Inc.
 - C. [HPB23-134 – 927 S. Florida Avenue](#) – Final Approval requested for the construction of a steel carport in the parking lot behind the commercial building located on the subject property. Owner: Ms. Diana Solis. Applicant: Ms. Erica Burris, Banyan Construction.
 - D. [HPB23-135 – 127 W. Belmar Street](#) – Final Approval requested for the new construction of a single-family house on the subject property. Owner: Scott and Tonya Strausser. Applicant: Mr. Ernie West, Sadler Homes.
- V. Other Business: NONE
- VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE

Lakeland Electric Building Conference Rooms 1A/B

Thursday, June 22, 2023

(Note: These meeting minutes comply with F.S. 286.011 and are not intended to be a verbatim transcript.)

The City of Lakeland Historic Preservation Board's Design Review Committee met in Regular Session; Lynn Dennis, Landis Fleming, Natalie Oldenkamp, Chris Olson, Cesar Perez, Michael Porter and MeLynda Rinker were present. Historic Preservation Board members Bruce Anderson and Britney Wilson were also present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation, Christelle Burrola, Planning Assistant, and Alex Landback, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

The meeting was called to order by Chair MeLynda Rinker at 8:33 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Ms. Lynn Dennis motioned to approve the May 25, 2023 meeting minutes. Mr. Cesar Perez seconded the motion. The motion passed 7—0.

III. Review of Certificates of Review administratively approved.

A list of twenty-one (21) administratively approved Certificate of Review projects covering the period 5/11/23-6/12/23 was included with the agenda packet. There were no additional questions or comments about these projects.

IV. Consideration of Certificate of Review Applications:

A. Oath Administration for Public Testimony by Assistant City Attorney Alex Landback.

B. HPB23-101 – 412 W. Park Street – Final Approval requested for the conversion of an existing carport into two enclosed recreational rooms on the subject property. Owner/Applicant: Mr. Francisco Chirino.

Chair Rinker introduced the request and then asked if there were any conflicts of interest pertaining to this agenda item. There were no conflicts.

Ms. Emily Foster presented the staff report, stating the subject property consists of an interior lot of record with a total area of 0.27 acres. The subject property contains a one-story, Masonry Vernacular duplex structure built circa 1958, which is a non-contributing building in the Dixieland Historic District. The Applicant requests to enclose an existing two-car carport to convert this structure into two game rooms for use by the tenants of the duplex. The carport dimensions are 20 feet wide by 28 feet long, for a total of 560 square feet. Exterior materials used to enclose the carport consist of fiber cement panel siding, vinyl single hung sash windows, and 6-pane steel doors. The roof of the structure has been re-roofed with Galvalume ribbed metal roof panels. This request was prompted by Code Enforcement action and a stop-work order was issued. Most of the exterior work, including new siding, roofing, and window and door installation, has been completed. As an existing accessory structure, the building setbacks are consistent with the requirements of the Land Development Code. Each game room will have an interior bathroom with washer/dryer hookups and an additional exterior laundry room.

Ms. Foster stated that the request was evaluated using Secretary's Standards for Rehabilitation #9, #10 and Chapter 4 of the Design Guidelines for Historic Properties. In evaluating the request with the Standards, staff finds that the proposed accessory structure does not disturb the spatial

relationships of the principal house, and its setting and integrity is maintained. Furthermore, the structure's location in the back yard behind the duplex and screened by a privacy fence makes it not visible from W. Park Street. In evaluating the request with the Design Guidelines staff finds the materials of the accessory structure are mostly consistent with the Design Guidelines. The Galvalume ribbed metal roofing that has been installed on this structure is not consistent with the Design Guidelines in terms of allowable metal roofing or architectural style of the structure, and therefore should be replaced with asphalt or fiberglass shingles. Finally, while not a concern related to the Design Guidelines or Design Review Committee purview, the additional washer/dryer hookups in the bathrooms of each game room are a zoning concern and should be removed to prevent this structure from being illegally used as additional dwelling units on the subject property. As this property is zoned for single-family residential use, the legal, nonconforming duplex existing on the property precludes the ability to establish additional dwelling units on it. Ms. Foster stated staff recommends Final Approval of the request, with the following conditions to be approved by staff prior to building permitting:

1. Replace metal roofing with asphalt or fiberglass shingle roofing material.
2. Remove the washer/dryer hookups in the bathrooms of each game room.

Chair Rinker asked if the Applicant had any additional comments or questions. Mr. Francisco Chirino was present in support of the request. He stated he would prefer not to remove the metal roof.

Discussion ensued concerning roof material alternatives.

There were no public comments.

MOTION: Final approval of the request with the conditions recommended by staff, removing condition #2. (M. Porter/L. Dennis, 5—2. Cesar Perez and Landis Fleming voted against the motion).

- C. HPB23-104 – 832 S. Clayton Street** – Final Approval requested for replacement of windows and a sliding glass door in the house on the subject property. Owner/Applicant: James and Debra Whitten.

Chair Rinker introduced the request and then asked if there were any conflicts of interest pertaining to this agenda item. Mr. Chris Olson recused himself from the vote for this item.

Ms. Emily Foster presented the staff report, stating the subject property is located at the northeast corner of South Clayton Avenue and McDonald Place that is 0.24 acres in size. This property contains a two-story, single-family house built circa 1947, which is a non-contributing building in the Biltmore-Cumberland Historic District. Stylistically, the house is a Modern Hip Cottage. The Applicants request to replace 28 dark-framed metal double-hung sash windows located throughout the house with 14 double-hung sash windows, 8 horizontal slider windows, 2 fixed windows, and 1 awning window matching the existing window openings. All replacement windows will be white vinyl and will not have a simulated divided lite appearance. The reason for this request is due to the existing windows not being operable or energy efficient. An existing sliding glass door will also be replaced with a similarly sized vinyl sliding glass door; however, this can be approved administratively by staff.

Ms. Foster stated the request was evaluated using Secretary's Standards for Rehabilitation #9, #10 and Chapter 6 of the Design Guidelines for Historic Properties. As a non-contributing building, the subject house can be afforded some flexibility from the strict interpretation of the Design Guidelines. Additionally, the Applicants state in their application that the existing windows are 33 years old, which indicates these windows are not original to the subject house built circa 1947. Staff finds that the double-hung sash replacement windows without a divided lite appearance are acceptable replacement windows where proposed. Staff finds that the use of fixed and horizontal

slider windows are acceptable replacement windows for the large window on the front (west) façade. However, for all other fixed, horizontal slider, and awning replacement windows that are proposed, double-hung sash windows should be used, in accordance with the Design Guidelines. Ms. Foster stated staff recommends approval of the request with the following conditions:

1. All replacement windows must match existing window/window opening size.
2. All replacement windows shall be recessed from the exterior wall face to the exterior window glass to provide a shadow line. Flush-mounted replacement windows are not permitted. Box or block framed replacement windows are recommended for adequate recess. Fin/Flange type windows are not recommended.
3. Muntins (Grid/Grille) “sandwiched” between double-paned glazing shall not be permitted, except when installed beneath exterior-mounted muntins/grid/grille.
4. All paired or grouped windows shall be installed with a dividing mullion of at least 3 inches in width between adjoining windows.

Chair Rinker asked if the Applicant had any additional comments or questions. Mr. James Whitten and Mrs. Debra Whitten were present in support of the request. Mr. Whitten stated the windows will help reduce the noise that comes from nearby schools, as well as provide more safety.

Discussion ensued.

Mr. Derek Swanson with West Shore Homes was also present in support of the request.

There were no public comments.

MOTION: Final approval of the request with the conditions recommended by staff. (L. Dennis/C. Perez, 7—0)

- D. **HPB231-188 – 625 E. Lime Street** – Approval to Amend Certificate of Review for previously approved new construction project on the subject property. Owner: Lake Morton Apartments LLC. Applicant: The Lunz Group.

Chair Rinker introduced the request and then asked if there were any conflicts of interest pertaining to this agenda item. Mr. Michael Porter recused himself from the vote for this item. Mr. Porter is employed with the Lunz Group.

Ms. Emily Foster presented the staff report, stating the subject property consists of two parcels, approximately 0.89 acres in area, located at the southwestern corner of East Lime Street and South Indiana Avenue. In January 2022, a proposed four-story apartment building was approved with three conditions by the Design Review Committee. The building will contain 48 dwelling units, and have a total floor area of 45,000 square feet. The design of this building reflects a neo-traditional aesthetic with roof shapes, porch, balcony, and window design, and several cladding materials, which imitate the appearance of historical architectural styles, such as Frame Vernacular and Bungalow. The horizontal massing of the building is broken by projecting porches, banding created by siding materials and paint color, and roof eaves with a wide overhang. The east and west sides of the building are punctuated by an angular projection on each side that serves the entrances into the building, while also providing visual interest to the large gable on these ends of the building. Materials approved for the exterior cladding of this building included: Brick veneer (white-wash red brick); Hardie Panel Lap siding with 6-inch exposure; and Hardie Board Vertical Panel siding. The Applicants now request to use a rusticated stucco cladding, painted Plymouth Brown (Benjamin Moore HC-73) or similar, instead of the brick veneer. All other exterior cladding will remain as approved.

Ms. Foster stated the request was evaluated using Secretary’s Standards for Rehabilitation #2, #9, #10, and Chapter 4 of the Design Guidelines for Historic Properties. Staff finds that the proposed multi-family apartment building continues to meet the intent of the Standards and Design Guidelines in terms of scale, massing, materials, orientation, setbacks, fenestration size

and alignment, and neo-traditional design. The change in cladding material from brick to rusticated stucco is consistent with historical materials and the use of stucco on adjacent buildings. In addition to the rusticated stucco that has been requested by the Applicant, staff recommends stucco brick as another alternative material in place of the brick cladding originally proposed and approved. Ms. Foster stated staff recommends final approval for the requested change in exterior cladding from white-wash red brick to rusticated stucco painted Plymouth Brown or similar.

Chair Rinker asked if the Applicant had any additional comments or questions. Ms. Brittany Prevatt with The Lunz Group was present in support of the request.

There were no public comments.

MOTION: Final approval of the request with the conditions recommended by staff. (L. Dennis/L. Fleming, 6—0)

V. Other Business: NONE

VI. Adjournment: There being no further business, the meeting was adjourned at 9:33 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation

**Certificates of Review Administratively Approved
Between 6/13/2023 and 7/18/2023**

1. 522 E PARK ST (Contributing Building) - Remove existing wood fence and install 36 linear feet of 6 ft. tall horizontal wood fence along a portion of the west property line, in the side yard of the subject property.
Subject to the following conditions: (HPB23-121)

2. 1715 S FLORIDA AV (Contributing Building) - The sign faces on the existing monument sign on the subject property will be replaced by two new sign faces, which are digital printed vinyl applied to 3mm ACM panels, matching the size of the original sign face.
Subject to the following conditions: (HPB23-122)

3. 714 JEFFERSON AV (Contributing Building) - Replace 5 wood double-hung sash windows and 1 mullion, size for size, on north side elevation of house, with 5 vinyl double-hung sash windows (FL#11720.9) and 1 aluminum mullion (FL#12078.1).
Subject to the following conditions: 1. ALL REPLACEMENT WINDOWS MUST MATCH ORIGINAL WINDOW/ WINDOW OPENING SIZE.
2. ALL WINDOWS SHALL BE RECESSED FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS TO PROVIDE A SHADOW LINE. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED. BOX OR BLOCK FRAMED WINDOWS ARE RECOMMENDED. FIN/FLANGE TYPE WINDOWS ARE NOT RECOMMENDED.
3. FOR WINDOWS WITH SIMULATED DIVIDED LITES, MUNTINS (GRIDS/GRILLES) SHALL BE DIMENSIONAL AND MOUNTED TO THE EXTERIOR OF THE GLAZING (GLASS) WITH A MINIMUM SURFACE RELIEF OF A ¼ INCH. MUNTINS "SANDWICHED" BETWEEN DOUBLE-PANED GLAZING SHALL NOT BE PERMITTED, EXCEPT WHEN INSTALLED BENEATH EXTERIOR-MOUNTED MUNTINS.
4. ALL PAIRED OR GROUPED WINDOWS SHALL BE INSTALLED WITH A DIVIDING MULLION OF AT LEAST 3 INCHES IN WIDTH BETWEEN ADJOINING WINDOWS.

IT IS THE RESPONSIBILITY OF THE APPLICANT TO ENSURE THAT THE REPLACEMENT WINDOWS INSTALLED ARE CONSISTENT WITH THE DESIGN AND METHOD OF INSTALLATION STATED ON THE CERTIFICATE OF REVIEW. FAILURE TO COMPLY WITH THESE CONDITIONS WILL RESULT IN DISAPPROVAL OF THE BUILDING PERMIT FINAL INSPECTION AND WILL REQUIRE COMPLIANT WINDOWS TO BE INSTALLED REGARDLESS OF FINANCIAL IMPACT TO THE APPLICANT. ACCEPTANCE OF A BUILDING PERMIT FOR REPLACEMENT WINDOWS CONSTITUTES APPLICANT'S ACKNOWLEDGEMENT OF THESE CONDITIONS.

WINDOW PRODUCTS STATED ON THE APPROVED BUILDING PERMIT SHALL NOT BE SUBSTITUTED OR REPLACED WITH A PRODUCT FROM A DIFFERENT MANUFACTURER, OR A DIFFERENT MODEL NUMBER FROM THE SAME MANUFACTURER, WITHOUT STAFF APPROVAL. (HPB23-123)

**Certificates of Review Administratively Approved
Between 6/13/2023 and 7/18/2023**

4. 223 N FLORIDA AV (Non-Contributing Building) - Installation of 5V crimp metal roofing panels (non-striated) (FL#4595.1 or FL#4595.2) on a portion of low-pitched roofing on the subject building behind the parapet wall, not visible from the street.
Subject to the following conditions: 5V CRIMP METAL ROOFING (FL#4595.1 OR FL#4595.2) MUST NOT HAVE STRIATIONS BETWEEN V CRIMPS. FLAT PANEL ONLY BETWEEN V CRIMPS. (HPB23-124)

5. 526 W PARK ST (Contributing Building) - Enclosure of an existing covered porch on the rear of the subject house, removing four windows and one door. The window and door openings will be enclosed with typical frame construction and clad in Hardie siding matching existing. One new window opening will be constructed, with a JELD-WEN vinyl single hung window (FL#14104.8) with a one-over-one lite configuration installed.

As this alteration is located at the rear of the subject house and not visible from the street, and rear porch enclosures are a common historical occurrence on older houses, this alteration was deemed appropriate and able to receive minor review approval.
Subject to the following conditions: (HPB23-125)

6. 807 S INGRAHAM AV (Contributing Building) - Installation of 115 linear feet of 6 ft. tall wood privacy fence along rear property line of subject property.
Subject to the following conditions: (HPB23-126)

7. 208 CANNON ST (Contributing Building) - Replacement of a portion of rotted wood lap siding on the west side of the subject house, at rear of house, with Hardie board lap siding, matching the exposure dimension of the historic wood siding.
Subject to the following conditions: Hardie board lap siding must matching the exposure dimension of the historic wood siding. (HPB23-127)

8. 934 VISTABULA ST (Non-Contributing Building) - Minor exterior alterations to include:
 1. Addition of a new concrete driveway, 8 ft. wide by 40 ft. long, in the west side yard of the subject property.
 2. Replacement of the front door with a 9-lite wood door.
 3. Installation of a fabric awning over the front stoop area.
 4. Installation of shutters on three windows on the front elevation of the house; these shutters will be decorative and will not functionally cover the window openings; however this treatment is appropriate given the non-contributing status of this house and its Ranch architectural style, which often historically featured purely decorative shutters.Subject to the following conditions: (HPB23-128)

9. 201 LENOX ST (Contributing Building) - Replacement of shingle roof of the 2-story Bungalow house with a 5V crimp metal panel roof (non-striated) (FL#4595.2).
Subject to the following conditions: (HPB23-129)

**Certificates of Review Administratively Approved
Between 6/13/2023 and 7/18/2023**

10. 1123 SOUTH BL (Non-Contributing Building) - Replacing concrete paver retaining wall in front yard with a brick retaining wall, 16" in height, with black wrought iron look fence, 32" in height above the retaining wall.
Subject to the following conditions: (HPB23-130)

11. 127 W PARK ST (Contributing Building) - Replacement of existing 6 ft. tall wood privacy fence along subject property's interior side property lines with new 6 ft. tall board on board wood privacy fence.
Subject to the following conditions: (HPB23-131)

12. 412 W PATTERSON ST (Non-Contributing Building) - Installation of a 4 ft. tall wood or vinyl picket fence along the front property line. Installation of a 6 ft. wood privacy fence on side property lines.
Subject to the following conditions: 4 ft. tall chain link fence installed at the front property line must be removed. 6 ft. wood privacy fence must be setback 5 feet from the front property line and at least 3 feet from the alley at the rear of the property.
(HPB23-132)

13. 830 JOHNSON AV (Contributing Building) - Replacing 65 linear feet of existing 5 ft. tall chain link fence in side (north) yard with a 6 ft. tall matte white vinyl fence. While fence is located on the side of the subject property, the section of fence is also in the rear yard and not visible from the street.
Subject to the following conditions: (HPB23-136)

14. 1105 KING AV (Contributing Building) - Replacing shingle roof with 5V crimp metal roof (FL#24397.1).
Subject to the following conditions: (HPB23-137)

15. 405 W PATTERSON ST (Contributing Building) - Installation of 215.4 linear feet of tan vinyl privacy fence, enclosing rear yard of subject property.
Subject to the following conditions: (HPB23-138)

16. 507 W PATTERSON ST (Non-Contributing Building) - Demolition of an existing shed in the back yard of the subject property.
Subject to the following conditions: (HPB23-139)

**Certificates of Review Administratively Approved
Between 6/13/2023 and 7/18/2023**

17. 756 JOHNSON AV (Non-Contributing Building) - 1. Replacing existing aluminum windows with Silver Line Building Products Corp. Single Hung Windows (FL#14911).
2. Replacing existing metal sliding glass doors with Silver Line Building Products Corp. Sliding Exterior Door Assemblies (FL#14998).
3. Replacing existing solid entry doors with solid Plastpro Inc. / Nanya Plastics Corp. Exterior Doors. (FL#17347).

Subject to the following conditions: 1. ALL REPLACEMENT WINDOWS MUST MATCH ORIGINAL WINDOW/ WINDOW OPENING SIZE.

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3. FOR WINDOWS WITH SIMULATED DIVIDED LITES, MUNTINS (GRIDS/GRILLES) SHALL BE DIMENSIONAL AND MOUNTED TO THE EXTERIOR OF THE GLAZING (GLASS) WITH A MINIMUM SURFACE RELIEF OF A ¼ INCH. MUNTINS "SANDWICHED" BETWEEN DOUBLE-PANED GLAZING SHALL NOT BE PERMITTED, EXCEPT WHEN INSTALLED BENEATH EXTERIOR-MOUNTED MUNTINS.

IT IS THE RESPONSIBILITY OF THE APPLICANT TO ENSURE THAT THE REPLACEMENT WINDOWS INSTALLED ARE CONSISTENT WITH THE DESIGN AND METHOD OF INSTALLATION STATED ON THE CERTIFICATE OF REVIEW. FAILURE TO COMPLY WITH THESE CONDITIONS WILL RESULT IN DISAPPROVAL OF THE BUILDING PERMIT FINAL INSPECTION AND WILL REQUIRE COMPLIANT WINDOWS TO BE INSTALLED REGARDLESS OF FINANCIAL IMPACT TO THE APPLICANT. ACCEPTANCE OF A BUILDING PERMIT FOR REPLACEMENT WINDOWS CONSTITUTES APPLICANT'S ACKNOWLEDGEMENT OF THESE CONDITIONS.

WINDOW PRODUCTS STATED ON THE APPROVED BUILDING PERMIT SHALL NOT BE SUBSTITUTED OR REPLACED WITH A PRODUCT FROM A DIFFERENT MANUFACTURER, OR A DIFFERENT MODEL NUMBER FROM THE SAME MANUFACTURER, WITHOUT STAFF APPROVAL. (HPB23-140)

18. 825 S FLORIDA AV (Non-Contributing Building) - Installation of a non-illuminated 4 ft. tall by X 8 ft. wide (32 SF) monument sign with embossed faces on a 2 feet tall base. The total height of the sign, including base, is 6 feet.
Subject to the following conditions: (HPB23-141)

19. 1119 JOSEPHINE ST (Building) - 1. Demolition of an existing accessory dwelling unit on the property, built in 1955 and non-contributing to the Lake Hunter Terrace Historic District.
2. Removal of existing brick driveway and construction of a new 10-ft. wide concrete driveway, utilizing existing curb cut/driveway apron.
Subject to the following conditions: (HPB23-142)

**Certificates of Review Administratively Approved
Between 6/13/2023 and 7/18/2023**

20. 926 OSCEOLA ST (Contributing Building) - Replacing the existing driveway and walkway on the subject property with a paver driveway; limiting the width of the driveway to 10 feet wide, but allowing the existing width of 11 feet 3 inches beginning in front of the carport to remain.
Subject to the following conditions: (HPB23-143)



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
July 27, 2023**

Project #	HPB23-133
Project Type	Minor Exterior Alteration
Property Address; Historic Name	506 W. Belmar Street; The James and Ruby Fennell House (1925 Lakeland City Directory)
Historic District; FMSF#	Dixieland Historic District; #DL 336
Owner/Applicant	Ms. Kris Shubert / Morgan Exteriors Inc.
Future Land Use; Zoning; Context District; SPI	Residential Medium; RA-4; Urban Neighborhood; Dixieland SPI
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	N/A

REQUEST

The Applicant requests approval to remove the existing wood novelty and T1-11 siding on the subject house and replace with Hardie lap siding.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of one lot of record (Dixieland Subdivision, Block N, Lot 2), which is 0.16 acres in size. On the property is a one-story, single-family house built circa 1925, which is a contributing building in the Dixieland Historic District. The architectural style of the house is Craftsman Bungalow, which is expressed by a gable roof pierced by a brick chimney, a full-width, hipped roof front porch with shallow gable supported by tapered columns on brick plinths, exposed rafter tails with a curved profile, wooden novelty siding, and vinyl single-hung sash windows with a one-over-one lite configuration. Alterations include removal of all original windows and the enclosure of a portion of the front porch with T1-11 vertical siding.

The Applicant requests to remove the existing wood novelty siding and T1-11 vertical siding and replace with Hardieplank lap siding. Hardie trim will also be used to replace the corner boards, window and door trim, as well as the gable vents.

APPLICABLE GUIDELINES:

The Secretary of Interior’s Standards for Rehabilitation (“Standards”) and the City of Lakeland’s *Design Guidelines for Historic Properties (“Design Guidelines”)* are the basis for review per the City of Lakeland Land Development Code (“LDC”), Article 11: Historic Preservation Standards.

The following *Standards* apply to this request:

Standard #2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard #5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard #6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Standard #9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

Standard #10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The following *Design Guidelines* apply to this project:

Chapter 6 Exterior Architectural Features: Alteration and Maintenance

Sub-Chapter 6.5 Siding and Exterior Wall Cladding.

Wood Siding:

- Preserve and maintain original wood siding. Repair in-kind where needed.
- If siding is replaced, all trim board dimensions and joinery details should be maintained and kept visible.
- Use the same species of wood where possible.
- One alternative for wood is Fiber cement, a mixture of Portland cement, cellulose or wood fiber material, sand, and other components. It can be formed into a variety of siding patterns, have a smooth or embossed face, or be textured for a cedar look. These products may be used as a replacement material or for new construction.

ANALYSIS:

While the repair or replacement of small areas of siding may be reviewed and approved by staff, the wholesale replacement of all exterior wall cladding requires the review and approval of the Design Review Committee.

The original wood siding is novelty siding with a 3.5-inch exposure and appears to be in an advanced state of deterioration. While Hardie siding is typically an acceptable replacement for wood lap siding, the Hardie siding proposed will not match the profile or exposure dimension of the original siding, and therefore its use cannot be supported by staff, consistent with the Standards and Design Guidelines. Staff recommends using new wood novelty siding matching the 3.5-inch exposure and curved profile of the historic wood siding. Staff finds that Hardie lap siding with an exposure dimension of no greater than 6 inches may be used to replace the T1-11 siding, as this is not a historical cladding material. Staff also finds that Hardie trim material may be used to replace corner boards, window and door trim, and gable vents, as long as the replacement material matches the historical material in dimension and profile, consistent with the Standards and Design Guidelines.

STAFF RECOMMENDATION:

Approval of the request with the following conditions, to be reviewed and approved by staff at permitting:

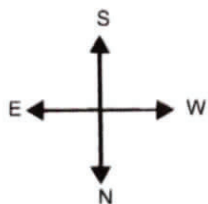
1. Use new wood novelty siding matching the 3.5-inch exposure and curved profile of the historic wood siding to replace the historic wood siding.
2. Use Hardie lap siding with an exposure dimension of no greater than 6 inches to replace the T1-11 siding.

3. Use Hardie trim material matching the dimension and profile of the historical corner boards, window and door trim, and gable vents, to replace these features.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board

1x8-11
1x6-11

1629 Siding
3 lights
1 Outlet
1 spicket

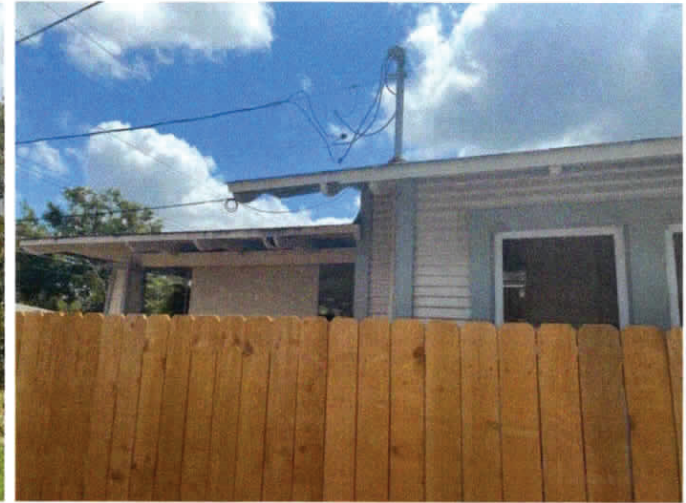


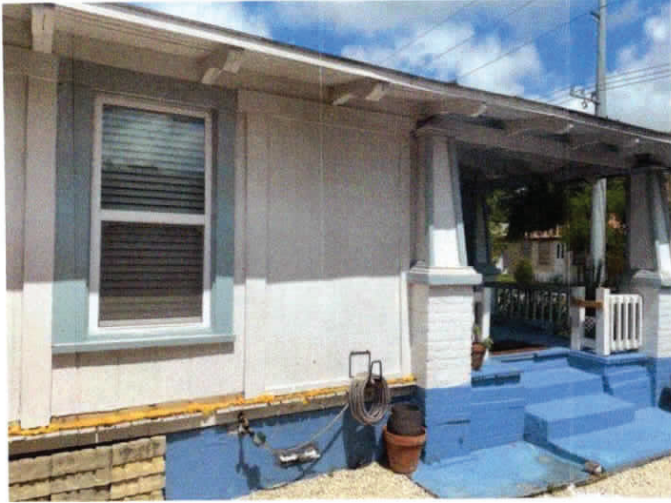
Number of Stories: 1
Footprint Perimeter: 175' 1"
Footprint Area: 1495 ft²

Lights-111
Outlets-1
Spicket-1









Areas	Siding	Other
Facades	1029 ft ²	160 ft ²
Openings	247 ft ²	-
Trims*	112 ft ²	92 ft ²
Unknown (no photos)*	-	-
Total	1388 ft²	252 ft²

*Any trim or unknown material that touches siding is included in the 'Siding' column. If it does not touch siding, then it's included in the 'Other' column.

Openings	Siding	Other
Quantity	15	0
Tops Length	43' 8"	-
Sills Length	46' 11"	-
Sides Length	114' 11"	-
Total Perimeter	205' 7"	-

Corners	Siding	Other
Inside Qty	6	0
Inside Length	42' 11"	-
Outside Qty	9	0
Outside Length	62' 11"	-

Accessories	Siding	Other
Shutter Qty	0	0
Shutter Area	0 ft ²	0 ft ²
Vents Qty	3	0
Vents Area	8 ft ²	0 ft ²

Trim	Siding	Other
Level Starter	146' 7"	115' 8"
Sloped Trim	36' 7"	4' 6"
Vertical Trim	22' 6"	189' 11"

Roofline	Length	Avg. Depth	Soffit Area
Eaves Fascia	147' 9"	-	-
Level Frieze Board	100' 6"	2' 9"	666 ft ²
Rakes Fascia	127' 2"	-	-
Sloped Frieze Board	115'	2' 10"	194 ft ²

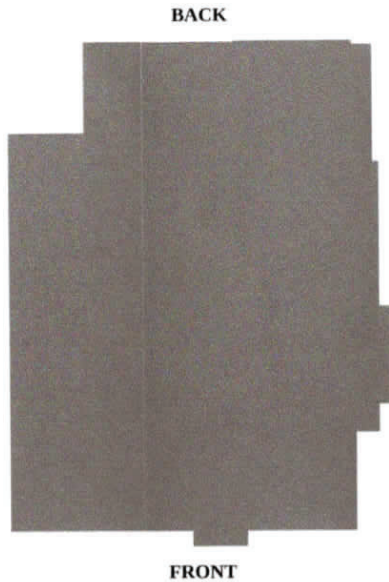
SIDING WASTE TOTALS

Siding & Trim Only*	Area	Squares
Zero Waste	1109 ft ²	11¼
+10%	1222 ft ²	12¼
+18%	1308 ft ²	13¼

+ Openings < 20ft ²	Area	Squares
Zero Waste	1314 ft ²	13¼
+10%	1448 ft ²	14½
+18%	1552 ft ²	15¾

+ Openings < 33ft ²	Area	Squares
Zero Waste	1354 ft ²	13¾
+10%	1492 ft ²	15
+18%	1599 ft ²	16

*The first three rows of the Siding Waste Factor table are calculated using the total ft² of siding facades, ft² of trim touching siding, and ft² of unknowns touching siding.

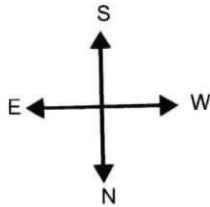


Siding Per Elevation

FRONT			RIGHT			LEFT			BACK		
SI-1	-	60 ft ²	SI-5	-	9 ft ²	SI-18	-	8 ft ²	SI-12	-	15 ft ²
SI-2	-	97 ft ²	SI-7	-	40 ft ²	SI-19	-	72 ft ²	SI-13	-	27 ft ²
SI-3	-	4 ft ²	SI-8	-	159 ft ²	SI-20	-	96 ft ²	SI-14	-	8 ft ²
SI-4	-	53 ft ²	SI-9	-	11 ft ²	SI-21	-	86 ft ²	SI-15	-	53 ft ²
SI-6	-	15 ft ²	SI-10	-	27 ft ²				SI-16	-	74 ft ²
SI-22*	-	2 ft ²	SI-11	-	8 ft ²				SI-17	-	105 ft ²
231 ft²			254 ft²			262 ft²			282 ft²		

* Facet is not visible due to size or location

Number of Stories: 1





Product Approval
USER: Public User

[Product Approval Menu](#) > [Product or Application Search](#) > [Application List](#) > **Application Detail**

OFFICE OF THE SECRETARY

FL #	FL13192-R6						
Application Type	Revision						
Code Version	2020						
Application Status	Approved						
Comments							
Archived	<input type="checkbox"/>						
Product Manufacturer	James Hardie Building Products						
Address/Phone/Email	10901 Elm Ave Fontana, CA 92337 (909) 681-7872 alex.haldeman@jameshardie.com						
Authorized Signature	Rathisha Sabaratnam rathisha.sabaratnam@jhresearchusa.com						
Technical Representative	Rathisha Sabaratnam						
Address/Phone/Email	10901 Elm Avenue Fontana, CA 90631 (909) 641-0498 rathisha.sabaratnam@jhresearchusa.com						
Quality Assurance Representative	Rathisha Sabaratnam						
Address/Phone/Email	10901 Elm Avenue Fontana, CA 92337 (909) 614-0498 rathisha.sabaratnam@jhresearchusa.com						
Category	Panel Walls						
Subcategory	Siding						
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer <input type="checkbox"/> Evaluation Report - Hardcopy Received						
Florida Engineer or Architect Name who developed the Evaluation Report	V. Andrew Tan						
Florida License	PE-81662						
Quality Assurance Entity	Intertek Testing Services NA, Inc. - QA Entity						
Quality Assurance Contract Expiration Date	12/31/2023						
Validated By	John Southard, P.E. <input checked="" type="checkbox"/> Validation Checklist - Hardcopy Received						
Certificate of Independence	FL13192_R6_COI_2001-10_Letter_of_Independence.pdf						
Referenced Standard and Year (of Standard)	<table border="0"> <thead> <tr> <th style="text-align: left;"><u>Standard</u></th> <th style="text-align: left;"><u>Year</u></th> </tr> </thead> <tbody> <tr> <td>ASTM C1186</td> <td>2012</td> </tr> <tr> <td>ASTM E330</td> <td>2002</td> </tr> </tbody> </table>	<u>Standard</u>	<u>Year</u>	ASTM C1186	2012	ASTM E330	2002
<u>Standard</u>	<u>Year</u>						
ASTM C1186	2012						
ASTM E330	2002						
Equivalence of Product Standards Certified By							

Product Approval Method

Method 1 Option D

Date Submitted 12/14/2020
 Date Validated 01/05/2021
 Date Pending FBC Approval 01/06/2021
 Date Approved 02/09/2021

Summary of Products

FL #	Model, Number or Name	Description
13192.1	Cemplank Lap Siding	fiber-cement lap siding
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other: For use in HVHZ install in accordance with Miami-Dade County Florida NOA 20-0730.06; for use outside HVHZ install in accordance with manufacturer's installation instructions.		Installation Instructions FL13192 R6 II 2001-10.2.1 HardiePlank Analysis.pdf FL13192 R6 II 2001-10.2.2 HardiePlank over WSP Analysis.pdf FL13192 R6 II 2001-10.2.3 Plank Shingle over CMU Analysis.pdf FL13192 R6 II 2001-14.3 NOA Hardie Plank-Panel-Soffit.pdf FL13192 R6 II CemPlank-Install-Instr .pdf Verified By: V. Andrew Tan 81662 Created by Independent Third Party: No Evaluation Reports FL13192 R6 AE 2001-10.2.1 HardiePlank Analysis.pdf FL13192 R6 AE 2001-10.2.2 HardiePlank over WSP Analysis.pdf FL13192 R6 AE 2001-10.2.3 Plank Shingle over CMU Analysis.pdf FL13192 R6 AE 2001-14.3 NOA Hardie Plank-Panel-Soffit.pdf Created by Independent Third Party: Yes
13192.2	HardiePlank Lap Siding	fiber-cement lap siding
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other: For use in HVHZ install in accordance with Miami-Dade County Florida NOA 20-0730.06; for use outside HVHZ install in accordance with manufacturer's installation instructions.		Installation Instructions FL13192 R6 II 2001-10.2.1 HardiePlank Analysis.pdf FL13192 R6 II 2001-10.2.2 HardiePlank over WSP Analysis.pdf FL13192 R6 II 2001-10.2.3 Plank Shingle over CMU Analysis.pdf FL13192 R6 II 2001-14.3 NOA Hardie Plank-Panel-Soffit.pdf FL13192 R6 II HardiePlank-Install-Instr .pdf Verified By: V. Andrew Tan 81662 Created by Independent Third Party: No Evaluation Reports FL13192 R6 AE 2001-10.2.1 HardiePlank Analysis.pdf FL13192 R6 AE 2001-10.2.2 HardiePlank over WSP Analysis.pdf FL13192 R6 AE 2001-10.2.3 Plank Shingle over CMU Analysis.pdf FL13192 R6 AE 2001-14.3 NOA Hardie Plank-Panel-Soffit.pdf Created by Independent Third Party: Yes
13192.3	HardieShingle Individual Shingles	fiber-cement individual cladding shingles
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other:		Installation Instructions FL13192 R6 II 2001-10.2.4 HardieShingle Analysis.pdf FL13192 R6 II HardieShingle-Install-Instr .pdf Verified By: V. Andrew Tan 81662 Created by Independent Third Party: No Evaluation Reports FL13192 R6 AE 2001-10.2.4 HardieShingle Analysis.pdf Created by Independent Third Party: Yes
13192.4	HardieShingle Panel	fiber-cement notched shingle panels (straight edge, staggered edge, half round edge)

Florida Product Approval

HardiePlank® Lap Siding

- For use inside HVHZ:
 - HardiePlank Lap Siding fastener types, fastening schedule, and installation shall be in accordance with the Miami-Dade County Florida NOA 20-0730.06. Consult the HardiePlank product installation instructions on the follow pages for all other installation requirements.

- For use outside of HVHZ,
 - HardiePlank Lap Siding fastener types, fastening schedule, and installation shall be in accordance with CAE Engineering Reports No.:2001-10.2.1, 2001-10.2.2, 2001-10.2.3. Consult the HardiePlank product installation instructions on the follow pages for all other installation requirements.



HardiePlank® Lap Siding

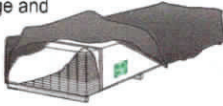
EFFECTIVE DECEMBER 2019

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND TO COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE)

△ CUTTING INSTRUCTIONS

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



OUTDOORS

- Position cutting station so that airflow blows dust away from the user and others near the cutting area.
- Cut using one of the following methods:
 - Best: Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
 - Better: Circular saw equipped with a dust collection feature (e.g. Roan® saw) and a HardieBlade saw blade.
 - Good: Circular saw equipped with a HardieBlade saw blade.

INDOORS

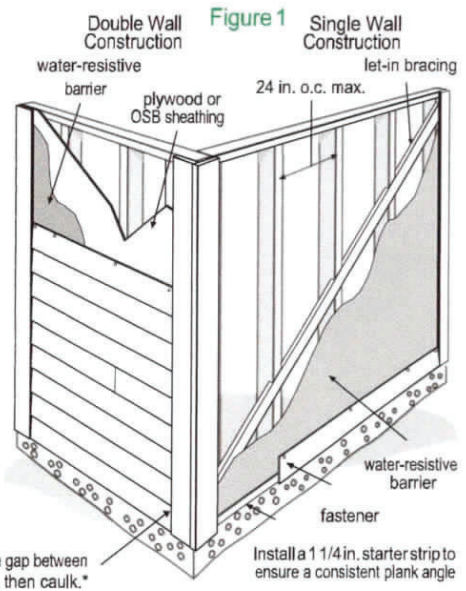
- DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.
- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
 - For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
 - For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
 - Go to jameshardiepros.com for additional cutting and dust control recommendations.

IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

GENERAL REQUIREMENTS:

- HardiePlank® lap siding can be installed over braced wood or steel studs, 20 gauge (33 mils) minimum to 16 gauge (54 mils) maximum, spaced a maximum of 24 in o.c. or directly to minimum 7/16 in thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- Information on installing James Hardie products over non-nailable substrates (ex: gypsum, foam, etc.) can be located in JH Tech Bulletin 19 at www.jamehardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap¹, which complies with building code requirements.
- When installing James Hardie products all clearance details in figs. 3-14 must be followed.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6 in. in the first 10 ft.
- Do not use HardiePlank lap siding in Fascia or Trim applications.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePlank lap siding may be installed on flat vertical wall applications only.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at www.jameshardie.com.
- James Hardie Building Products provides installation/wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.



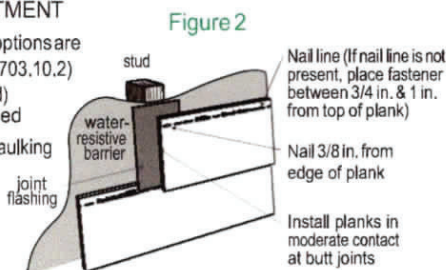
INSTALLATION: JOINT TREATMENT

One or more of the following joint treatment options are required by code (as referenced 2018 IRC R703.10.2)

- Joint Flashing (James Hardie recommended)
- Caulking* (Caulking is not recommended

for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)

- "H" jointer cover



Note: Field painting over caulking may produce a sheen difference when compared to the field painted PrimePlus. *Refer to Caulking section in these instructions.

¹For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com



SELECT CEDARMILL® | SMOOTH | BEADED CEDARMILL® | BEADED SMOOTH | CUSTOM COLONIAL SMOOTH® | CUSTOM COLONIAL™ ROUGHSAWN



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HS11119 P1/4 12/19



CLEARANCE AND FLASHING REQUIREMENTS

Figure 3
Roof to Wall

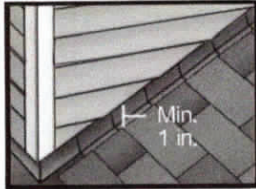


Figure 4
Horizontal Flashing

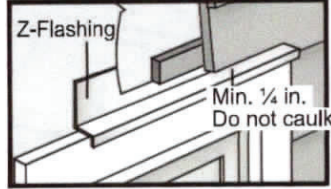


Figure 5
Kickout Flashing

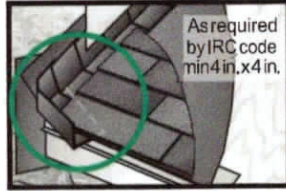


Figure 6
Slabs, Path, Steps to Siding

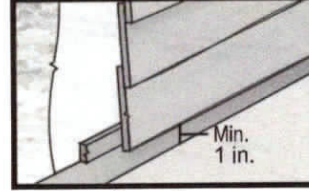


Figure 7
Deck to Wall

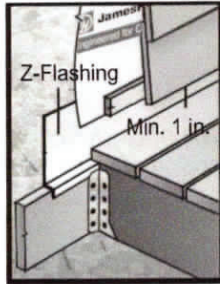


Figure 8
Ground to Siding

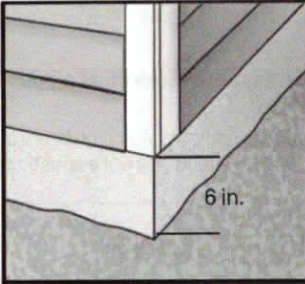


Figure 9
Gutter to Siding

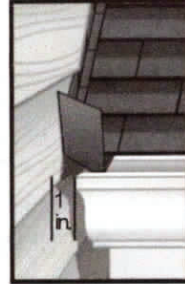


Figure 10
Sheltered Areas

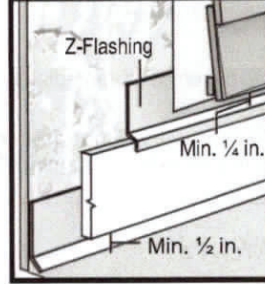


Figure 11
Mortar/Masonry

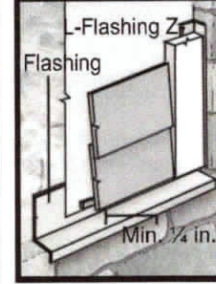


Figure 12
Drip Edge

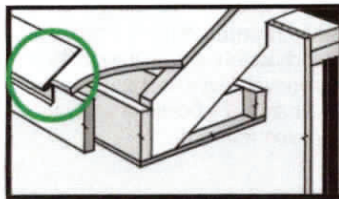


Figure 13
Block Penetration
(Recommended in HZ10)

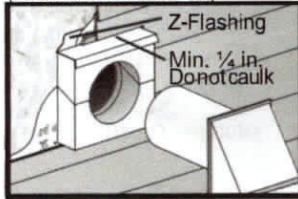
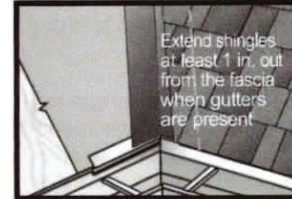


Figure 14
Valley/Shingle Extension



FASTENER REQUIREMENTS*

Refer to the applicable ESR report online to determine which fastener meets your wind load design criteria.

Blind Nailing is the preferred method of installation for HardiePlank® lap siding products. Face nailing should only be used where required by code for high wind areas and must not be used in conjunction with Blind nailing (Please see JH Tech bulletin 17 for exemption when doing a repair).

BLIND NAILING

Nails - Wood Framing

- Siding nail (0.09 in. shank x 0.221 in. HD x 2 in. long)
- 11ga. roofing nail (0.121 in. shank x 0.371 in. HD x 1.25 in. long)

Screws - Steel Framing

- Ribbed Wafer-head or equivalent (No. 8 x 1 1/4 in. long x 0.375 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing

- ET & F Panelfast® nails or equivalent (0.10 in. shank x 0.313 in. HD x 1-1/2 in. long)
- Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.

- Siding nail (0.09 in. shank x 0.215 in. HD x 1-1/2 in. long)
- Ribbed Wafer-head or equivalent (No. 8 x 1 5/8 in. long x 0.375 in. HD).

FACE NAILING

Nails - Wood Framing

- 6d (0.113 in. shank x 0.267 in. HD x 2 in. long)
- Siding nail (0.09" shank x 0.221" HD x 2" long)

Screws - Steel Framing

- Ribbed Bugle-head or equivalent (No. 8-18 x 1-5/8 in. long x 0.323 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing

- ET & F pin or equivalent (0.10 in. shank x 0.25 in. HD x 1-1/2 in. long)
- Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.

- Siding nail (0.09 in. shank x 0.221 in. HD x 1-1/2 in. long)

*Also see General Fastening Requirements; and when considering alternative fastening options refer to James Hardie's Technical Bulletin USTB 5 - Fastening Tips for HardiePlank Lap Siding.



FASTENER REQUIREMENTS continued

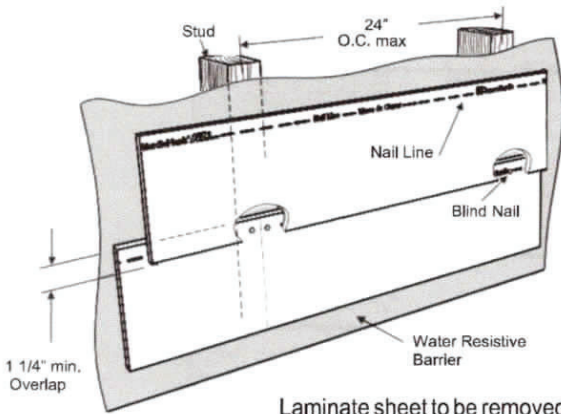
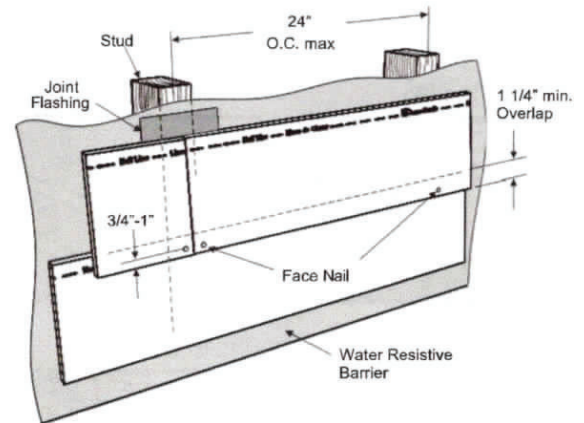
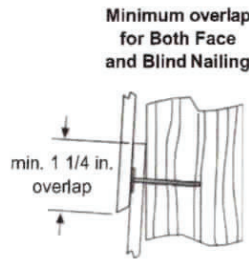


Figure 15 Figure 16



Laminate sheet to be removed immediately after installation of each course for ColorPlus® products.

Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1 in. from plank ends and 3/4 in. from plank edge into min. 3/8 in. wood structural panel. Pin-backs are not a substitute for blind or face nailing.

GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach Hardie Trim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2018 IRC R317.3 or 2018 IBC 2304.10.5.

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.

CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

CAULKING

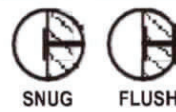
For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions. Note: some caulking manufacturers do not allow "tooling".

PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products. Factory-primed James Hardie products must be painted within 180 days of installation. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).



DO NOT	DO NOT	DO NOT USE
UNDER DRIVE	OVER DRIVE SLANT	ALUMINUM FASTENERS
IF, THEN	IF, THEN ADDITIONAL NAIL	
WOOD FRAME	STEEL FRAME	CLIPPED HEAD NAILS
HAMMER FLUSH	REMOVE & REPLACE	STAPLES
	FACE NAIL	
	COUNTERSINK & FILL	



COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus® Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coat, available from your ColorPlus product dealer.

Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

COVERAGE CHART/ESTIMATING GUIDE

Number of 12 ft. planks, does not include waste

COVERAGE AREA LESS OPENINGS SQ (1 SQ= 100 sq.ft.)	HARDIEPLANK® LAP SIDING WIDTH									
	(exposure)	5 1/4 4	6 1/4 5	7 1/4 6	7 1/2 6 1/4	8 6 3/4	8 1/4 7	9 1/4 8	9 1/2 8 1/4	12 10 3/4
1		25	20	17	16	15	14	13	13	9
2		50	40	33	32	30	29	25	25	19
3		75	60	50	48	44	43	38	38	28
4		100	80	67	64	59	57	50	50	37
5		125	100	83	80	74	71	63	63	47
6		150	120	100	96	89	86	75	75	56
7		175	140	117	112	104	100	88	88	65
8		200	160	133	128	119	114	100	100	74
9		225	180	150	144	133	129	113	113	84
10		250	200	167	160	148	143	125	125	93
11		275	220	183	176	163	157	138	138	102
12		300	240	200	192	178	171	150	150	112
13		325	260	217	208	193	186	163	163	121
14		350	280	233	224	207	200	175	175	130
15		375	300	250	240	222	214	188	188	140
16		400	320	267	256	237	229	200	200	149
17		425	340	283	272	252	243	213	213	158
18		450	360	300	288	267	257	225	225	167
19		475	380	317	304	281	271	238	238	177
20		500	400	333	320	296	286	250	250	186

This coverage chart is meant as a guide. Actual usage is subject to variables such as building design. James Hardie does not assume responsibility for over or under ordering of product.

HS11119 P4/4 12/19

DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov.

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-2290, HardiePlank® lap siding is recognized as a suitable alternate to that specified in the 2006, 2009, 2012 & 2015 International Residential Code for One and Two-Family Dwellings, and the 2006, 2009, 2012 & 2015 International Building Code. HardiePlank lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida Product Approval FL#13192, Miami-Dade County Florida NOA No. 17-0406.06, U.S. Dept. of HUD Materials Release 1263f, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.



Morgan Exteriors, Inc.
15915 N. Florida Ave. Lutz, FL 33549
Tel: 813-931-4663 Fax: 813-963-0950

Customer Information

Kris Shubert
506 W Belmar St
Lakeland FL 33803

Cell: 561-512-3535
contactthebeach@gmail.com

Date: 05/23/2023
Rep: Fred Hyden
State Certified Residential Contractor •
CRC 057210

SIDING INSTALLATION ORDER FORM / SALES AGREEMENT

Package


Premium - Hardie Board Siding · Hardie Board Window and Door Trim · Tyvek House Wrap · Lifetime Morgan Guarantee · Sherwin Williams Super Paint · Professional Installation

Siding

Horizontal Siding	Included
Horizontal Siding Color	TBD
Corner Post Color	TBD
Window Trim	12
Window and Door Trim Color	TBD
Entry Door Trim	2
Gable Vents	4 Vents

Siding Scope Images

I have reviewed all siding scope images.

(Customer's Initials) 

Additional Information

We are not doing any trim or soffit



Kris Shubert

05/23/2023

Date

Customer Information

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contactthebeach@gmail.com

Date: 05/23/2023
Rep: Fred Hyden
State Certified Residential Contractor
LICENSE #CRC057210

SIDING ORDER FORM / SALES AGREEMENT

Homeowner's Association Approval Required?	No
Historical	YES
Residence Type	House
Total Contract Amount	\$41,980
Deposit	\$13,993
Deposit Form of Payment	Check
Check #	287
Check Date	05/23/2023
Balance Due	\$27,987.00
Balance Form of Payment	Check

Financing Details

Amount Financed	\$0.00
FINANCING IS SUBJECT TO CREDIT APPROVAL	

Wood Replacement Authorization

Rotten Wood is beyond our control. If rotten wood is found you agree to pay \$135 per 4' x 8' sheet of plywood to have it removed, disposed of, and replaced. Extra charge for 1' x 6' fascia boards are \$12 per linear foot. This is in addition to the contract price above.

(Customer's Initials) KS

1. First of all . . . No verbal agreements are recognized. Everything must be in writing on the contract. Please make sure everything is written on your order. If something is not on your work order, please do not request it from our staff. They are not allowed to give anything not on the contract. The salesperson's measurements are approximate only and are not to be relied upon as we have an employee who will come to your home after contract formation to take the actual and precise measurements.

(Customer's Initials) KS

2. Permits.. We pull permits on all jobs where they are required. Your permit cost is in addition to your contract price. It would be unfair for us to add a standard permit charge to all contracts, since prices vary greatly from city to city and some cities do not require permits. It is impossible for your representative to determine your permit cost. **(usually between \$100 and \$400)**. We only charge what the city charges us, plus a \$59.00 service fee. Balance is due upon substantial completion and is not contingent upon final inspection or the occurrence of any other condition. Certain cities require final inspections. It is your responsibility to be home for your scheduled inspection.

(Customer's Initials) KS

3. Installation start time is approximately 8 to 14 weeks after approval of measure, financing and/or HOA Approval. Sales reps are not allowed to change these times. You may not hear from us for a period of time while we are waiting for your materials to arrive. Don't worry!! We will call as soon as possible to schedule your job. If you are using our financing, the clock doesn't start ticking until your loan is approved. If the start of your installation extends past the estimated time above, we will credit your account \$50.00 per week for every week that we fall behind. This contract cannot be altered after the date of the measure.

(Customer's Initials) LS

4. **LEAD SAFE PAINT PRACTICES** I/we hereby acknowledge receipt of a copy of the pamphlet, "Renovate Right: Important Lead Hazard Information for families, Child care providers and schools", informing me/us of the potential risk of lead hazard exposure from renovation activity to be performed in my/our home. I/we received this pamphlet before the work began

(Customer's Initials) LS

BUYER'S RIGHT TO CANCEL- This is a home solicitation sale, and if you do not want the goods or services, you may cancel this agreement by providing written notice to the seller in person, by telegram, or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If you cancel this agreement, the seller may not keep all or part of any cash down payment.

Executed in Triplicate, one copy of which was delivered to and receipt is hereby acknowledged by Buyer, this

05/23/2023 Approved and Accepted.

- A. Do not sign this home improvement contract if blank.**
- B. You are entitled to a copy of the contract at the time you sign. Keep it to protect your legal rights.**
- C. You acknowledge having read the Additional Terms and Conditions on the reverse of this page, which terms and conditions are part of this contract.**

www.morganexteriorsinc.com

State Certified Residential Contractor • CRC 057210



Kris Shubert

Fred Hyden

05/23/2023

05/23/2023

Date

Date





























**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
July 27, 2023**

Project #	HPB23-134
Project Type	Accessory Structure
Property Address; Historic Name	927 S. Florida Avenue N/A
Historic District; FMSF#	Dixieland; N/A
Owner/Applicant	Ms. Diana Solis /Ms. Erica Burris, Banyan Construction
Zoning; Future Land Use; Context District; SPI; CRA	C-2; Mixed Commercial Corridor; Urban Corridor; Dixieland SPI; Dixieland CRA
Existing Use	Commercial
Adjacent Properties	Commercial and Residential
Previous Approvals	Wall Sign, 3/5/2018 (HPB18-063); Awnings, 12/20/2021 (HPB21-262).

REQUEST

The Applicant requests final approval to install an accessory structure in the parking lot on the west side of the existing building.

SUMMARY OF BACKGROUND INFORMATION

The subject property is located on the southwestern corner of South Florida Avenue and Cannon Street in the Dixieland CRA Commercial Corridor, and consists of one lot of record (Cannon& Johnsons Addition, Block 4, Lot 1) that is 0.15 acres in size. On the property is a masonry vernacular building built circa 1968 that is non-contributing to the Dixieland Historic District and has served as a podiatrist’s office for several years. To the west of the building, the property also contains a surface parking lot, on which the Applicant requests to install a steel carport measuring 20 feet wide by 20 feet long and 8 feet tall over two of the existing parking spaces.

APPLICABLE GUIDELINES:

The Secretary of Interior’s Standards for Rehabilitation (“Standards”), the City of Lakeland’s *Design Guidelines for Historic Properties* (“Design Guidelines”), and the *Dixieland CRA Commercial Corridor Design Guidelines* (“CRA Guidelines”) are the basis for review for the Dixieland CRA Commercial Corridor area of the Dixieland Historic District, per the City of Lakeland Land Development Code (“LDC”), Article 11: Historic Preservation Standards.

The following Standards apply to this project:

#10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The following *Design Guidelines* apply to this project:

Chapter 4: Historical Development Patterns and New Construction

Sub-Chapter 4.9.2: Secondary Structures

- Accessory structures that complement the architectural character of the principal building through the use of similar materials and simplified architectural elements.

- Accessory structures should be placed towards the rear of the property to minimize visibility from the street. Use of landscape screening and/or privacy fencing to reduce visibility of storage sheds and other utilitarian-designed outbuildings is recommended.
- Detached accessory structures that are excessively large and compete with the scale, massing, or height of the primary structure are not acceptable.
- Secondary structures with a gambrel or “barn style” roof form are not acceptable.

Chapter 6: Exterior Architectural Features: Alteration and Maintenance

Sub-Chapter 6.1.5: Roof Materials

- Only flat panel 5V crimp and standing seam metal roofing is permitted in the historic districts, and only for buildings that reflect the Craftsman Bungalow, Queen Anne, Frame Vernacular, Colonial Revival, and Shotgun architectural styles.

The following CRA Guidelines apply to this project:

Chapter VI. Miscellaneous Standards, Sub-Chapter F. Accessory Structures

- If an accessory structure exceeds two hundred (200) square feet in size, the structure should be constructed to match the style, design, materials, and colors of the principal building.
- All accessory structures should be located to the rear of the existing buildings line of the principal structure. Arbors, pergolas and trellises are exempt from this requirement.
- Accessory structures shall have the same architectural detail, color, material, design elements and roof design as the primary structure.
- Accessory structures shall be located no closer to the side property line than the principal structure.
- Accessory structures shall be located no closer than three (3) feet from the alley right-of-way lines.

ANALYSIS:

As the existing building on site is a non-contributing building within the Dixieland Historic District, the requested carport is consistent with Standard #10 with respect to maintaining the integrity of the property if removed in the future.

While the proposed location of the carport at the rear of the subject building is consistent with the Design Guidelines and CRA Guidelines, the design and material of this structure are inconsistent with both sets of Guidelines, and do not reflect the design or materials of the principal building.

Regarding zoning concerns, the setbacks of the proposed carport appear to meet the setback and height requirements for accessory structures in the Land Development Code.

STAFF RECOMMENDATION:

As the request is not consistent with the Design Guidelines for Historic Properties or Dixieland CRA Commercial Corridor Design Guidelines with respect to the design and materials of accessory structures complementing and/or reflecting the principal building on this property, staff recommends denial of the request as submitted.

Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board



FOOT & ANKLE

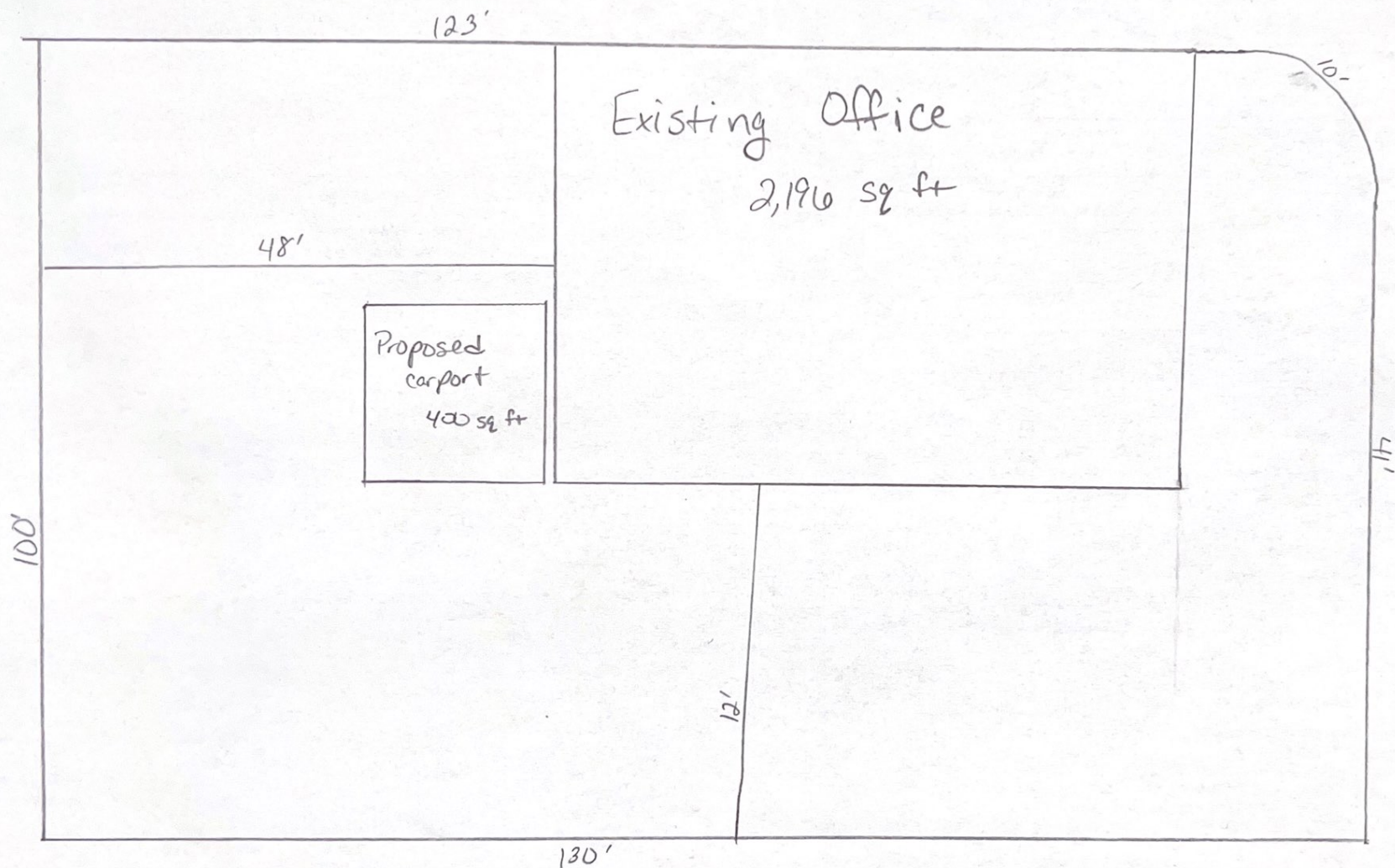


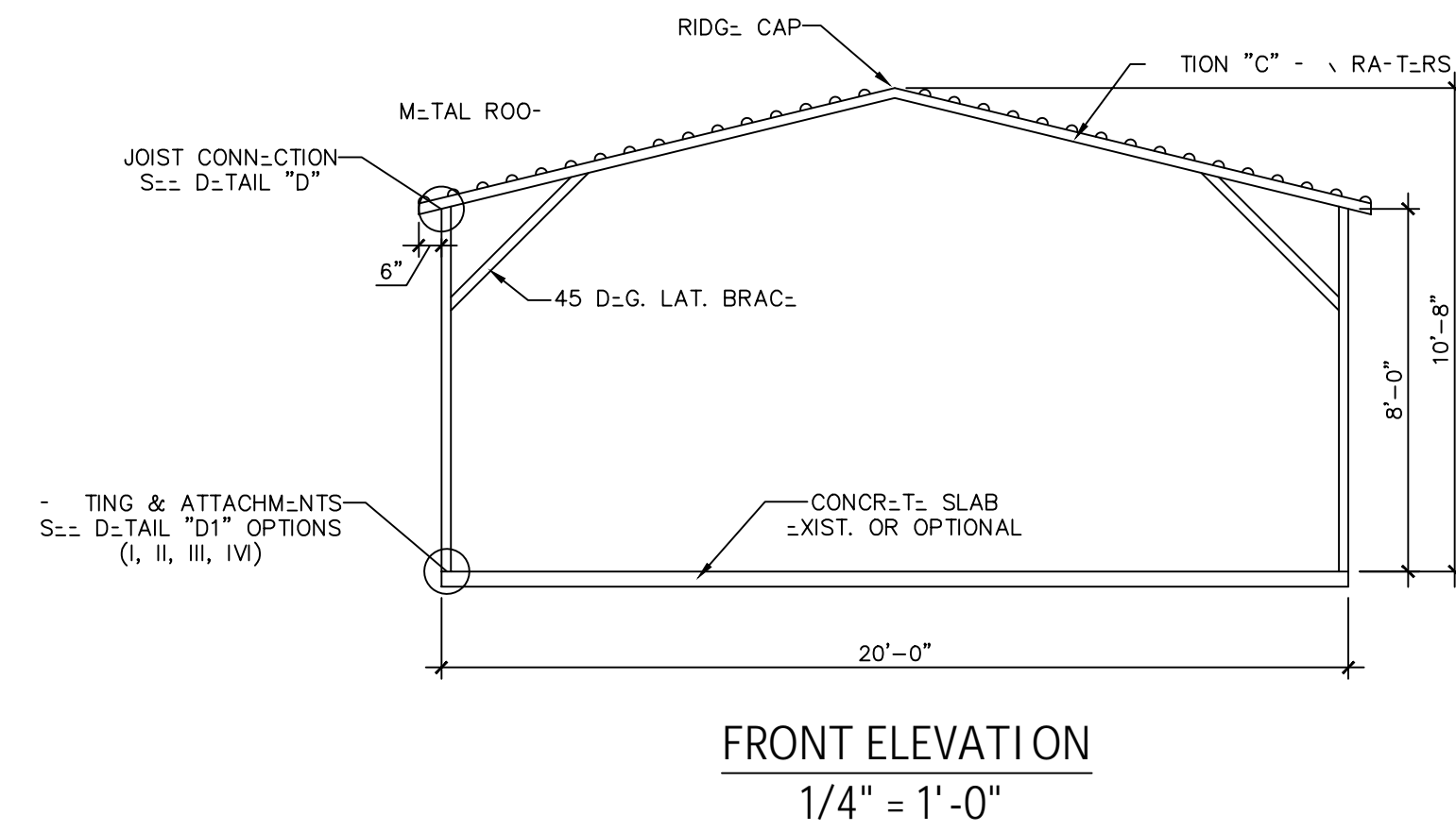
927

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Florida Av

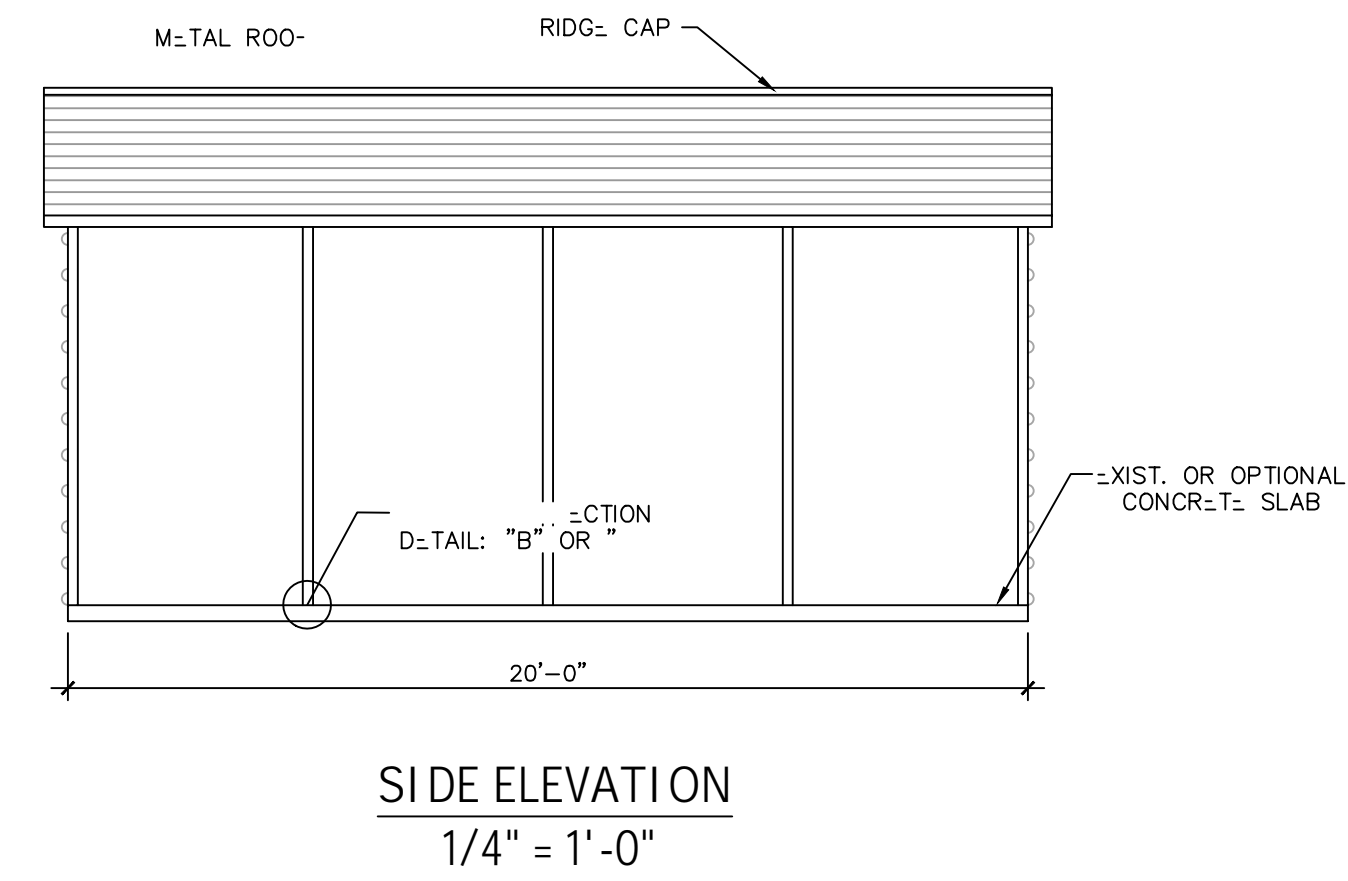
Danjo Properties
863-646-3040







FRONT ELEVATION
1/4" = 1'-0"



SIDE ELEVATION
1/4" = 1'-0"



This item has been electronically signed and sealed by Carey Wilkinson, PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies CAREY L. WILKINSON, PROFESSIONAL ENGINEER STATE OF FLORIDA PE #80472

1. HEREBY CERTIFY THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH CHAPTER 16, SECTION 1609 OF THE 2020 FLORIDA BUILDING CODE, AS AMENDED BY THE 2021 FLORIDA BUILDING CODE, AND THE 2021 FLORIDA BUILDING CODE, AS AMENDED BY THE 2022 FLORIDA BUILDING CODE, AND THE 2023 FLORIDA BUILDING CODE, AS AMENDED BY THE 2024 FLORIDA BUILDING CODE, AND THE 2025 FLORIDA BUILDING CODE, AS AMENDED BY THE 2026 FLORIDA BUILDING CODE, AND THE 2027 FLORIDA BUILDING CODE, AS AMENDED BY THE 2028 FLORIDA BUILDING CODE, AND THE 2029 FLORIDA BUILDING CODE, AS AMENDED BY THE 2030 FLORIDA BUILDING CODE.

REVISIONS #	DESCRIPTION	DATE

CONTRACTOR:
T&G CARPORTS & SHEDS
1509 BOWMAN AVE
PLANT CITY, FL 33563

ENGINEER OF RECORD:
4-D ENGINEERING LLC
1074 FLORIDA AVE S STE. 201
LAKELAND, FL 33803
PHONE: (308) 308-6625
FL CERTIFICATE OF AUTHORIZATION # 31557
CAREY L. WILKINSON, P.E. - FL # 80472

PROJECT: 927 S FLORIDA AVE

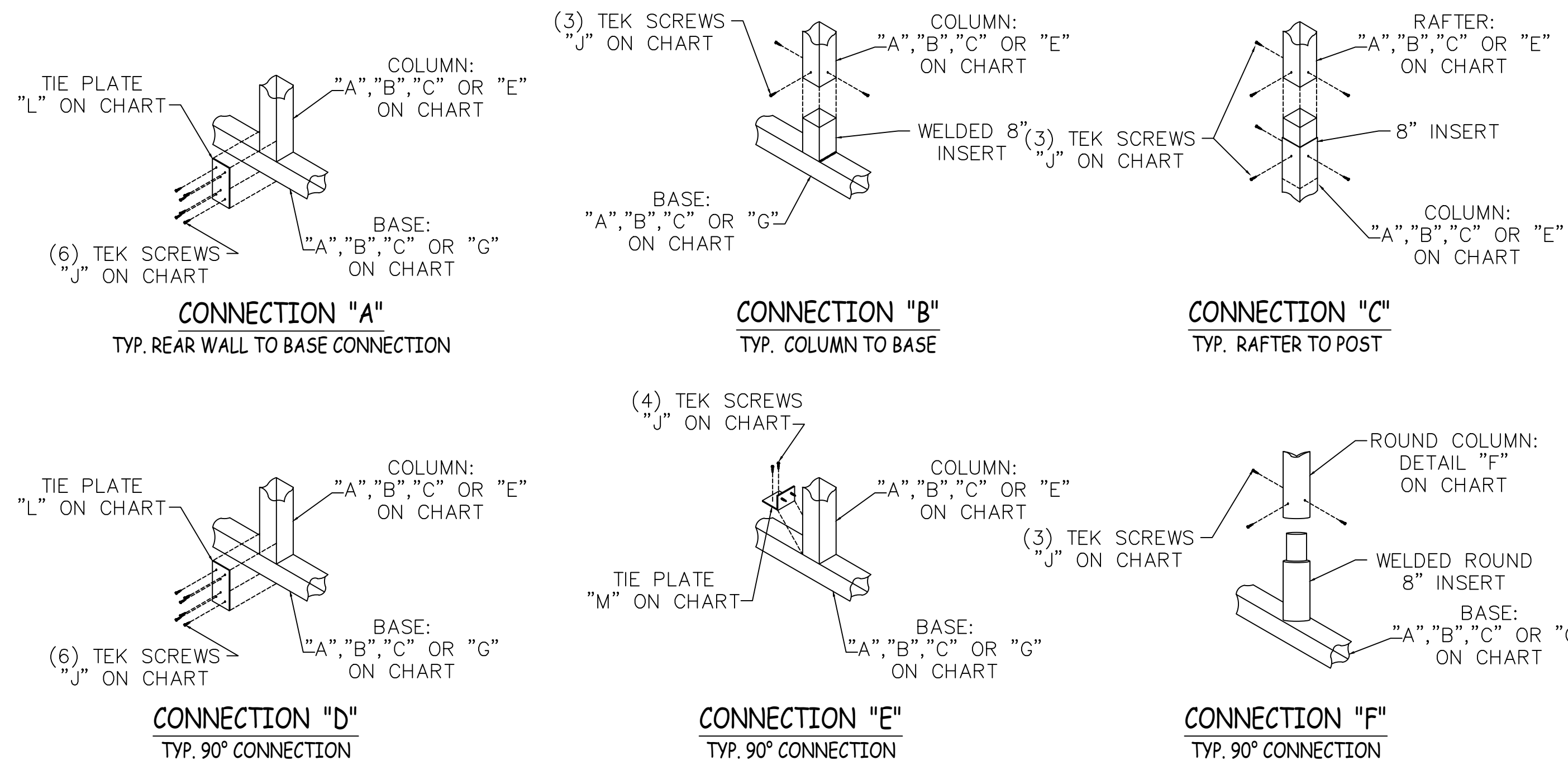
DATE: 05/31/2023

JOB #

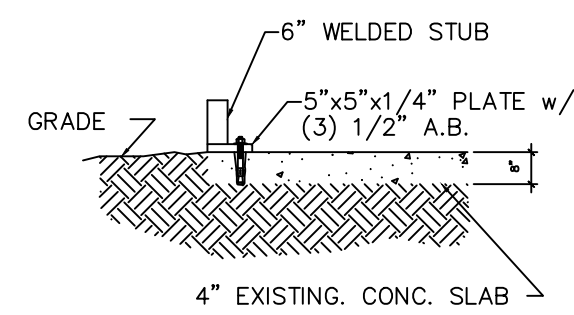
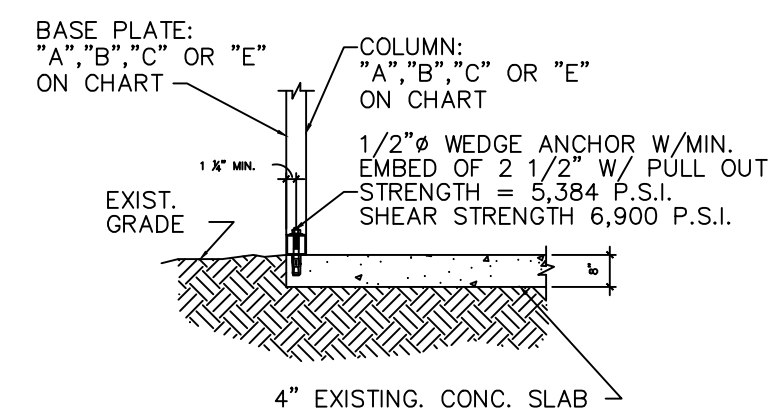
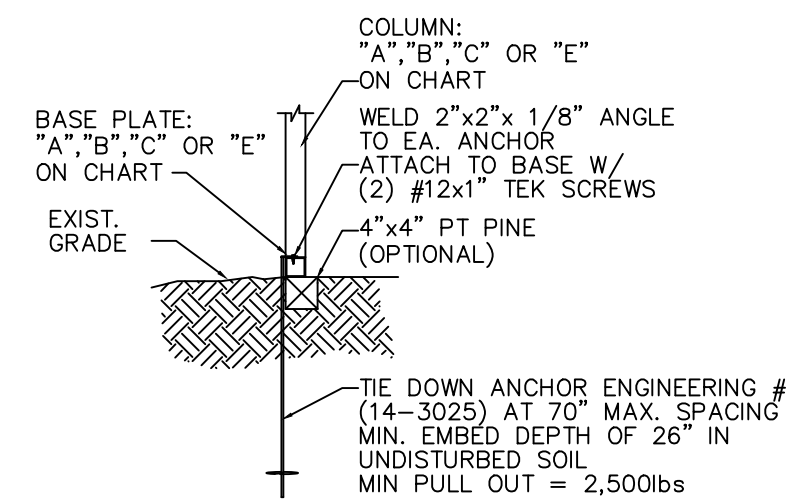
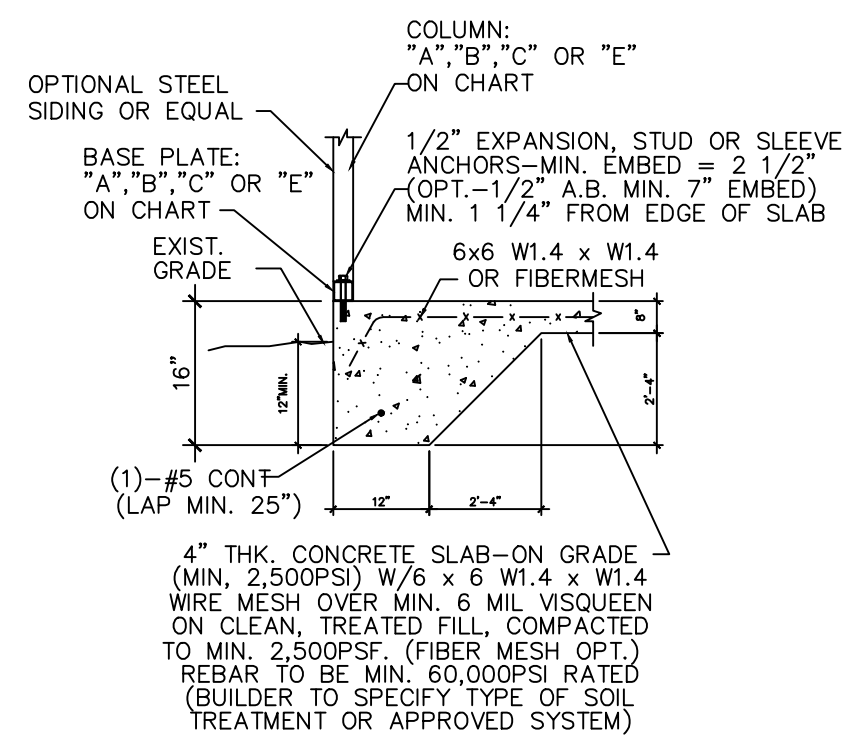
SCALE: AS NOTED

SHEET

2



TYPICAL CONNECTION DETAILS (A, B, C, D, E, & F)



TYPICAL FOOTING & ATTACHMENT DETAILS

1/2" = 1'-0"

SECTION D1

OPTIONS CHART	
A	2" SQ TO 2.5" SQ X 14 GA TUBING YIELD 50 KSI TENSILE 55 KSI
B	2" Ø SQ TO 2.5" Ø SQ X 14 GA TUBING YIELD 50 KSI TENSILE 55 KSI
C	2" X 3" TO 2" X 4" X 14 GA TUBING YIELD 50 KSI TENSILE 55 KSI
D	1.75" SQ TO 2.25" SQ X 14 GA TUBING YIELD 50 KSI TENSILE 55 KSI
E	2.5" SQ X 15 GA TUBING YIELD 65 KSI TENSILE 70 KSI
F	1.75" Ø TO 2.375" Ø X 14 GA TUBING YIELD 50 KSI TENSILE 55 KSI
G	1.75" X 2.75" X 14 GA TUBING YIELD 50 KSI TENSILE 55 KSI
H	#12 X 1" LONG TEK SCREW TENSILE 3,118 LBS / SHEAR 1,935 LBS
I	#14 X 7/8" LONG TEK SCREW TENSILE 4,400 LBS / SHEAR 2,727 LBS
J	#12 X 3/4" LONG TEK SCREW TENSILE 3,118 LBS / SHEAR 1,935 LBS
K	MIN 29 GA STEEL ROOF TO MEET SBCCI CODE
L	14 GA 2" X 4" TIE PLATE
M	14 GA 2" X 2" X 2" TIE PLATE
N	ANGLE X LENGTH AS NEEDED
	5" X 5" X 1/4" BASE PLATE W/6" WELDED STUB

FLORIDA PRODUCT APPROVALS:

- ROLL UP DOORS - ASTA - FL8888
- SECTIONAL DOORS - COPLAY - 15279.7
- MAN DOOR - FL1722 R4
- WALL AND ROOF SHEETING - 29 GA STEEL PANEL - FL6508.3-R2

WINDOW OR DOOR OPENING SQ. FT.	WIND PRESSURE END ZONE	
	POSITIVE	NEGATIVE
10	+30.4	-40.7
20	+29.0	-38.0
30	+28.4	-36.7
40	+27.8	-35.5
50	+27.2	-34.3
60	+26.9	-33.8
70	+26.7	-33.2
80	+26.4	-32.7
90	+26.2	-32.1
100+	+25.9	-31.6

COMPONENT & CLADDING WIND LOADS
WORSE CASE LOADING SHOWN

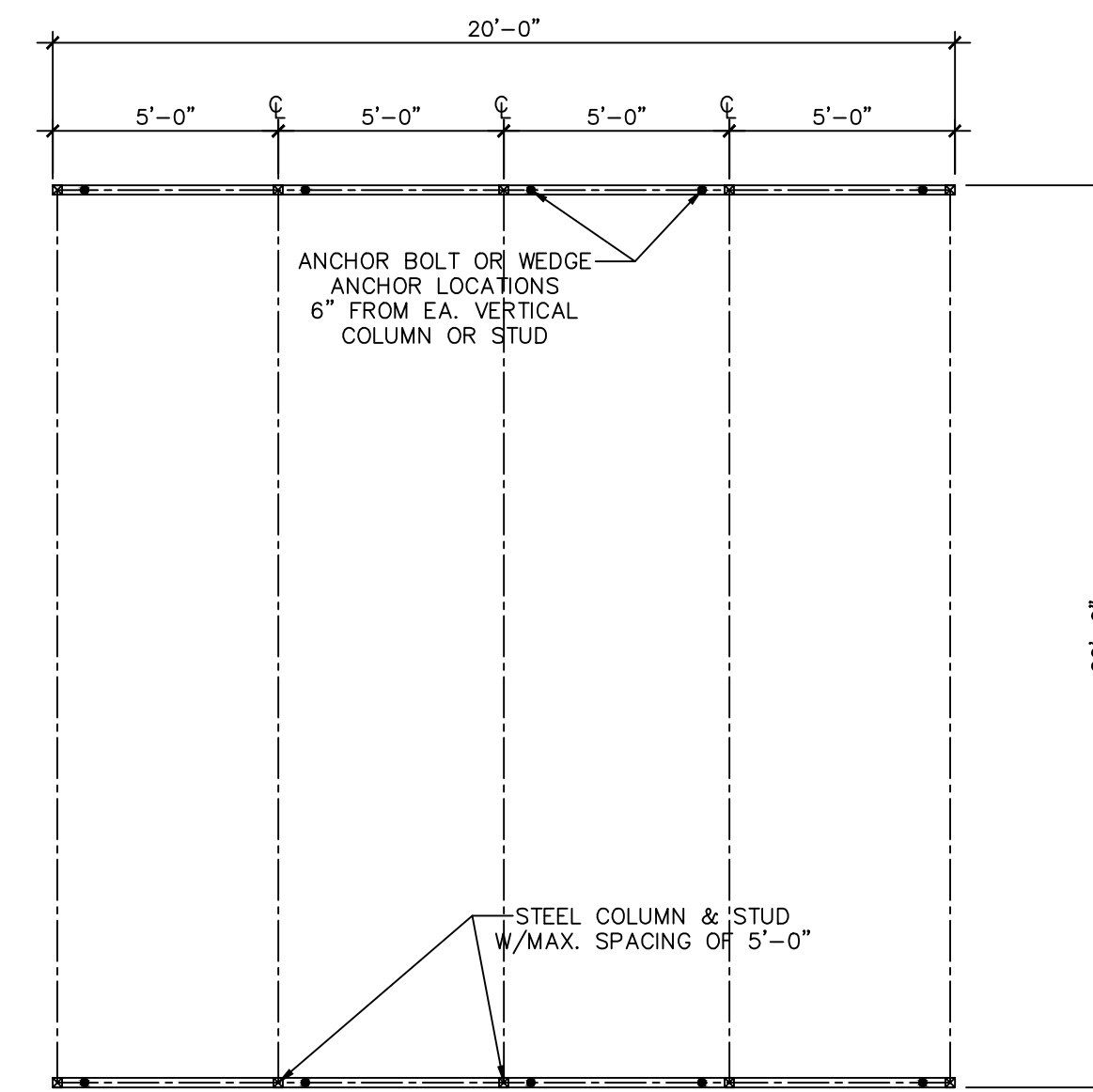
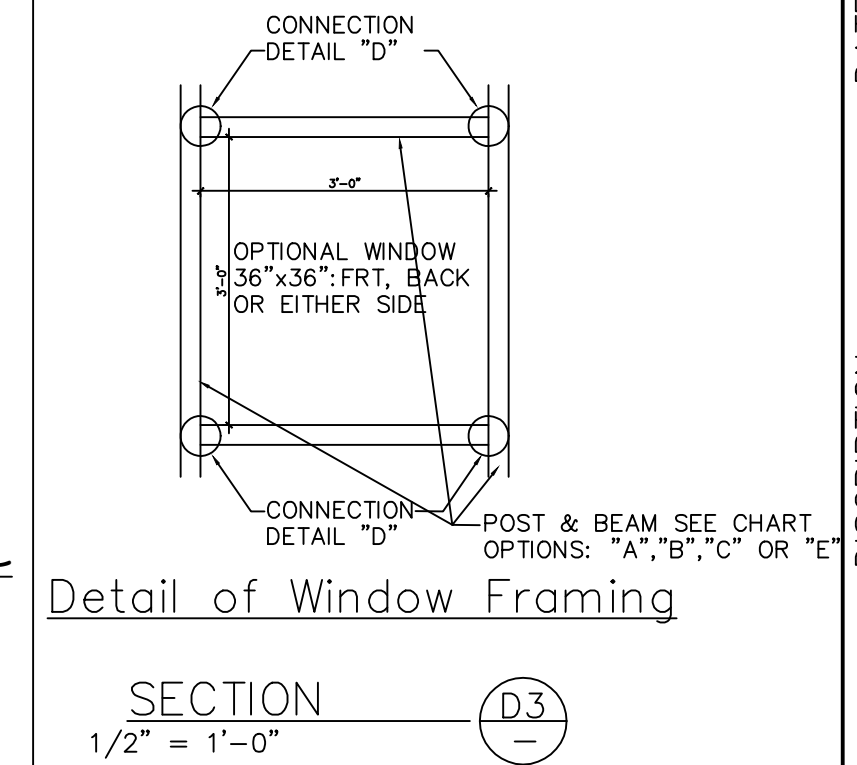
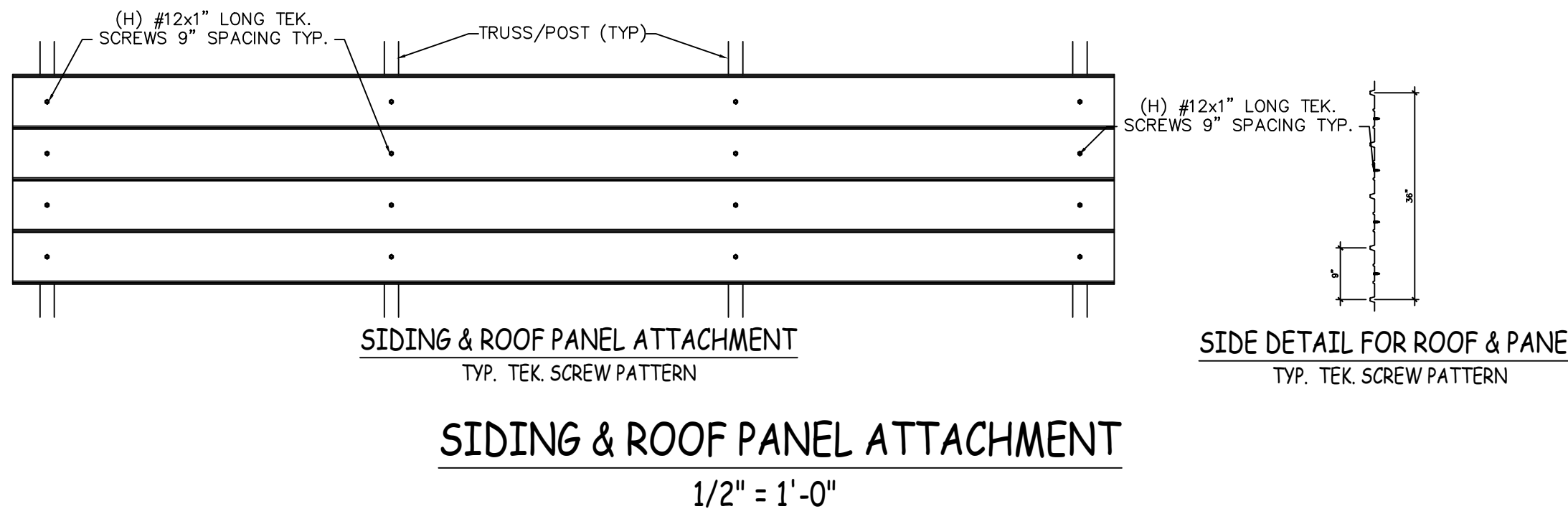
BUILDING ZONE	ROOF OVERHANG LOADS	ALL OTHER COMPONENT LOADS
1	-59.3	+13.6/-33.7
2e, 2h, 2r	-86.3	+13.6/-49.2
3e, 3r	-84.7	+13.6/-58.4
4	N/A	+18.2/-19.8
5	N/A	+18.2/-24.4

ROOF:
LIVE LOAD (TRUSS TOP CHORD) - 20 P.S.F.
DEAD LOAD (TRUSS TOP CHORD) - 5 P.S.F.

WIND DESIGN ASSUMPTIONS:
BUILDING EXPOSURE - B
BUILDING RISK CATEGORY - I
MEAN ROOF HEIGHT 30' OR LESS
HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT = 1.0

INTERNAL PRESSURE COEFFICIENTS:
"PARTIALLY ENCLOSED" STRUCTURES = +/- 0.55
"ENCLOSED" STRUCTURES = +/- 0.18

WIND SPEED SHOWN AT THE BOTTOM RIGHT CORNER OF THIS SHEET



This item has been electronically signed and sealed by Carey Wilkinson, PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies CAREY L. WILKINSON, PROFESSIONAL ENGINEER STATE OF FLORIDA PE #90472

ROOF NOTES:

- BENT PIPE FRAME @60" OR LESS COVERED W/29ga. CORRUGATED STEEL. (SHEATHING TO BE CONTINUOUS OVER THREE OR MORE SUPPORTS)

LIGHT-FRAME TRUSS CONSTRUCTION SIGN TO BE ADDED TO BUILDING. PLANS COMPLY WITH FLORIDA FIRE PREVENTION CODE SEVENTH EDITION.

I HEREBY CERTIFY: THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH CHAPTER 16, SECTION 1609 OF THE 2020 FLORIDA BUILDING CODE FOR 130 M.P.H. ULTIMATE DESIGN WIND SPEED (RISK CATEGORY I) ALONG WITH THE ENTIRE 2020 FLORIDA BUILDING CODE, RESIDENTIAL.

REVISIONS #	DISCRPTION	DATE

CONTRACTOR:
T&G CARPORTS & SHEDS
1509 BOWMAN AVE
PLANT CITY, FL 33563

ENGINEER OF RECORD:
4-D ENGINEERING LLC
1074 FLORIDA AVE S STE. 201
LAKELAND, FL 33803
PHONE: (308) 308-6625
FL CERTIFICATE OF AUTHORIZATION # 31557
CAREY L. WILKINSON, P.E. - FL # 80472

PROJECT:
927 S FLORIDA AVE

DATE: 05/31/2023
JOB #

SCALE: AS NOTED

SHEET
1



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
July 27, 2023**

Project #	HPB23-135
Project Type	New Construction of a Single-Family House
Property Address; Historic Name	127 W. Belmar Street N/A
Historic District; FMSF#	Dixieland Historic District; N/A
Owner/Applicant	Scott and Tonya Strausser / Mr. Ernie West, Sadler Homes Inc.
Zoning; Context District; Future Land Use; SPI	RA-4; Urban Neighborhood; Residential Medium; Dixieland SPI
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	N/A

REQUEST

The Applicant requests approval to build a one-story, single-family house with attached garage on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property an interior lot of record (Dixieland, Block K, Lot 18) and consists of 0.17 acres (50 feet wide by 145 feet deep); this lot is currently vacant and has alley access at the rear (north side) of the property.

The Applicant requests to build a one-story, single-family house consisting of approximately 1,638 square feet of living area. The home will feature a neo-traditional aesthetic reflecting elements of the Bungalow and Frame Vernacular architectural styles, such as a gabled roof and gabled front porch supported by simple square columns, windows with a one-over-one lite configuration, and a front entry consisting of three quarter-lite double doors. An attached garage is proposed at the rear elevation of the house, which will be accessed from the alley, and an integrated lanai will be located on the west elevation of the house.

Materials proposed for the new house include:

Scope	Material
Foundation	Concrete stem wall foundation raised 22 inches above grade (finished floor is 25 inches above grade) with a stucco finish
Exterior Cladding	Hardie lap siding with a 6-inch exposure; Hardie board-and-batten and Hardie shingle siding in the gables
Trim/Casing	Hardie trim and casing
Windows	Vinyl single-hung sash windows with 4-inch mullions between paired/grouped windows
Doors	Material TBD; three-quarter lite double doors; double French doors in lanai
Roof	Asphalt architectural shingles on 6/12 pitch roof.
Fascia/Soffit	Hardie or wood fascia with vinyl soffit
Porch	Concrete floor and steps, floor will be covered in pavers; Hardie-wrapped columns

Exterior Paint Colors	TBD
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The site plan proposed for the proposed new construction shows orientation of the home's front façade towards West Belmar Street. The proposed building setbacks and porch depth for the house meet the Land Development Code's Urban Neighborhood Standards.

APPLICABLE GUIDELINES:

The Secretary of Interior's Standards for Rehabilitation ("Standards") and the City of Lakeland's *Design Guidelines for Historic Properties* ("Design Guidelines") are the basis for review per the City of Lakeland Land Development Code ("LDC"), Article 11: Historic Preservation Standards.

The following *Standards* apply to this request:

Standard #9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

Standard #10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The following *Design Guidelines* apply to this project:

Chapter 4: Historical Development Patterns and New Construction

Sub-Chapter 4.6: New Residential/Infill Construction.

- The scale and massing of the new building, including its fenestration, roof height and shape, and elevation should be consistent with surrounding contributing buildings.
- Building Form – the front façade of buildings should be closely aligned with other buildings on the block to maintain a uniform setback; consistent spacing of buildings maintains rhythm of historic neighborhood development pattern; the height-to-width ratio of street facing façade should be compatible with adjacent buildings.
- Orientation of new buildings should be toward the primary road and building setbacks should reflect traditional siting dimensions.
- Materials should respect adjacent historic buildings.
- Details and ornamentation should reflect those of surrounding buildings.
- Window material, style, size, and trim should be consistent with historic windows and include dimensional mullions and exterior muntins, if applicable.
- Doors should be of an appropriate design reflective of the architectural style of the building.
- Roof design and details should reflect those of surrounding buildings
- Colors should complement surrounding buildings.

ANALYSIS:

Adjacent to the subject property along West Belmar Street exist several one- and two-story houses that exhibit the Bungalow, Frame Vernacular, and Mediterranean Revival styles. Staff finds that the proposed new house is compatible in massing and scale to contributing Bungalow houses found throughout the Dixieland Historic District. The scale and proportion of the architectural elements of the house, including roof pitch and floor-to-ceiling heights, is also compatible with adjacent structures.

Staff finds that the proposed materials are consistent with residences in the surrounding neighborhood and the Design Guidelines. The design of the house displays a neo-traditional style that is compatible with the architectural character of the District. Features such as the front-gabled porch supported by square columns with simple capitals and bases, lap siding with board-and batten and shingle siding in gables, windows with a one-over-one lite configuration and a three-quarter lite double front door are consistent with historical architectural styles found in the neighborhood, as well as the Design Guidelines.

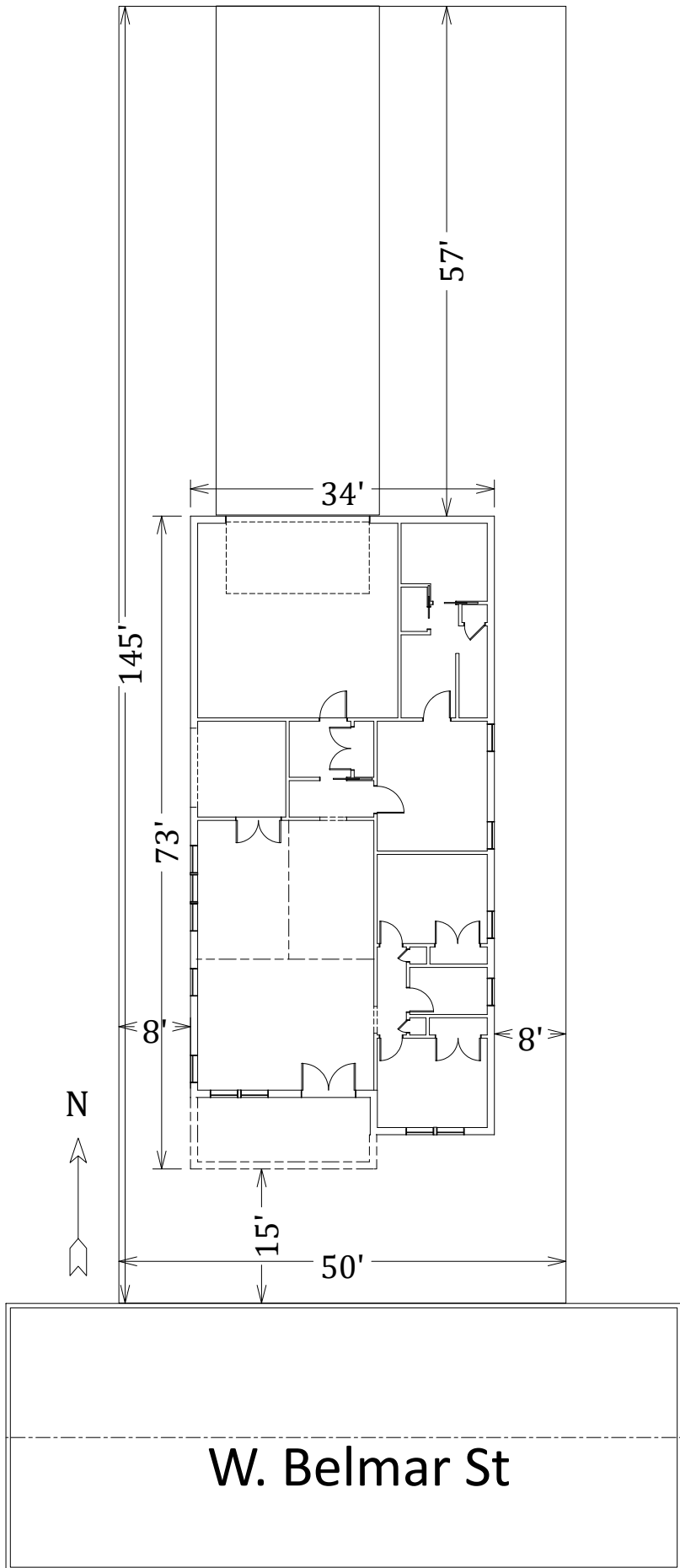
Finally, the proposed placement of the house on the lot is consistent with the Design Guidelines and Urban Neighborhood Standards in terms of orientation, building setbacks, and porch depth. The front yard building setback, at 15 feet, is the minimum required by the Code and is compatible with the houses on either side of the subject property; 205 W. Belmar Street to the west of the subject property is setback approximately 11 feet from the property line and 121 W. Belmar Street to the east of the subject property is setback approximately 12 feet from the property line.

STAFF RECOMMENDATION:

Final approval of the request with the following conditions, to be reviewed and approved by staff prior to permitting:

1. Windows shall comply with the following requirements:
 - a. Windows must be recessed to provide a shadow line and not installed flush to the exterior wall surface.
 - b. Windows also must include historically appropriate trim, including header, sill, and apron.
2. Submittal of an exterior paint palette.

Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board





221 Palmetto St.
Auburndale, FL 33823
(863) 268-4048
TheSadlers@OurSadlerHome.com
OurSadlerHome.com

Customer Name: Scott and Tonya Strausser
Job Address: 127 W Belmar St. Lakeland FL 33803
Phone: 813-404-4866
Email: sstrau@acehardware.com

MINIMUM CONSTRUCTION SPECIFICATIONS (Spec. Sheet)

The "Strausser" plan built at 127 Belmar St W Lakeland, FL 33803 (23-28-24-117500-037180) and includes Features below:

Survey: Owner to provide boundary survey.

Other surveys included:

Boundary Survey Only

Survey company and contact information:

Deep South Surveying

Concrete: Concrete floor slabs shall be approximately 3.5 inches thick, fiber mesh reinforced concrete with a minimum design strength of 3,000 PSI. A 6-mil Vapor barrier shall be placed under concrete slab of the Living Area, Garage and Covered Porches. An "approved" termite treatment is included for the Dwelling and shall include a 1 year warranty from the providing Pest Control Company. This Contract includes the foundation stem wall. Floor height shall be sufficient to achieve proper drainage away from the structure and to accommodate other requirements and connections.

Porches concrete: Pavers
Drop shower floor: Yes
Driveway and Sidewalk Allowance: 1,000 s/f
Pavers Type/Color: TBD

Masonry: All masonry exterior perimeter walls are 8" x 8" x 16" (nominal) hollow core concrete blocks set in place with type "S" or type "M" masonry cement. Exterior walls shall be covered with a 2 coat cementitious coating.

Foundation Height: 4-5 Block (Approx 2 steps)
Wall Height: 10'
Stucco Bands: N/A
Porch Columns: Straight Hardie Columns

Framing: Roof trusses are Engineered and manufactured of pine. Roof dry-in shall be Grip Rite or equal. Interior wall studs are 2x4" spruce/pine set at approximately 16" on center. Wood against the concrete is Pressure Treated. Exterior soffit cover is White Vented Vinyl. Wall framing shall conform to applicable building codes. 1"x4" and 1"x6" backing is included around windows for backing of future draperies or blinds. Nailing, anchoring and other fastening shall be done per plans and applicable engineering and building codes.

Roof Pitch: 6/12
Roof OSB: 7/16"
Porch Ceilings: Tongue and Groove Wood
Fascia: 6" Hardie
Hardie Board: All exterior walls-Per plan
Type: Mix
If both where: Per plan
Ceiling Height over Main Area: 10' Ceilings in Main Area
Tray Ceilings: None
Location of Niche in bathrooms: TBD

Windows: All windows (see plans) are "Single Hung" with Double Pane, low-E glass. Tempered glass used where codes require.

Window Color: White Vinyl
Grids Front Only: No Grids
Bathroom Window Clear- Transom Window
Muntins 4" Hardie board

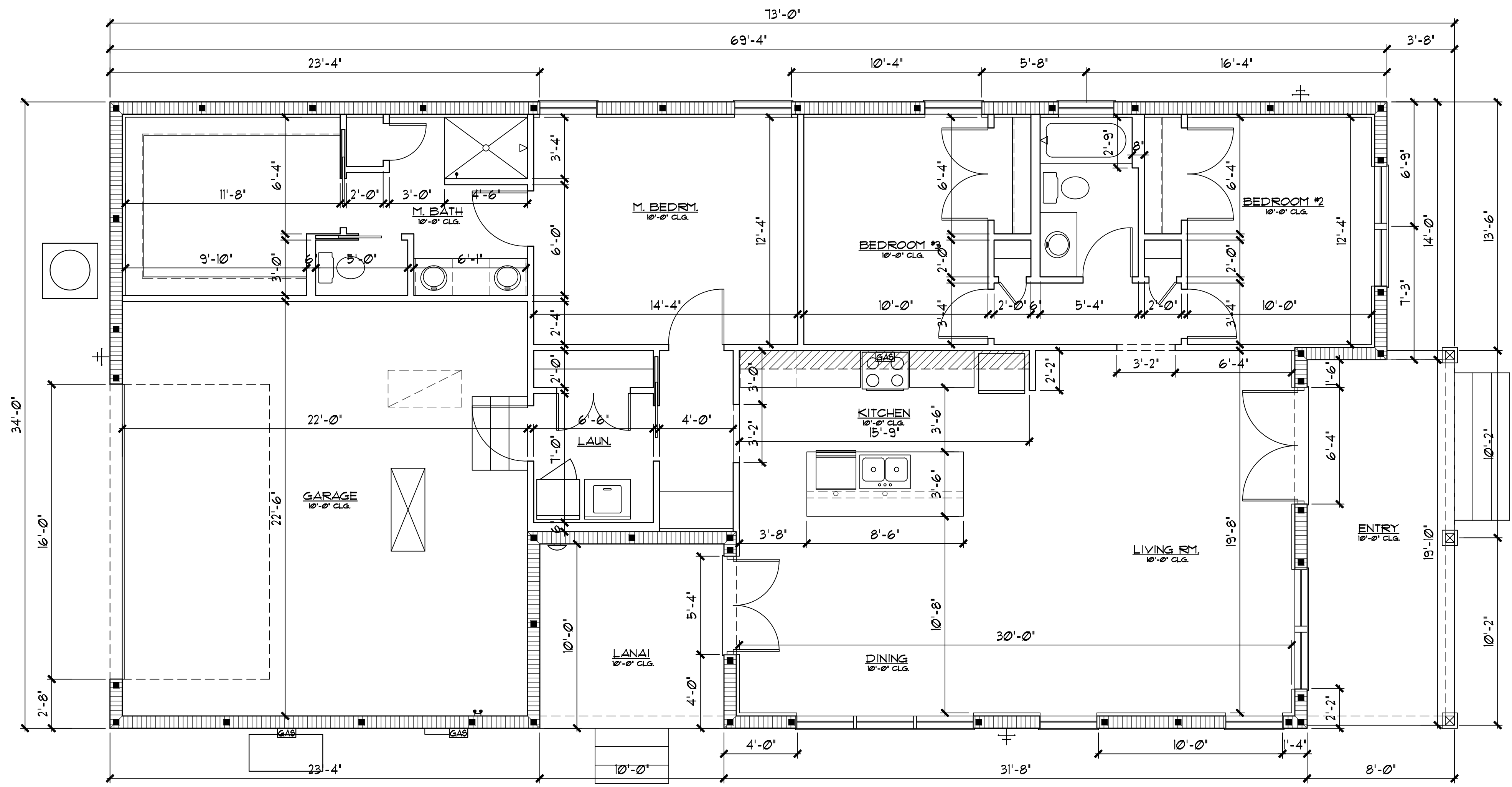
Exterior Doors: All exterior doors shall be fiberglass or metal clad. All exterior doors get Keyed Locks and Keyed Deadbolt Locks from Builders selection. The Main Entry Door shall be a Fiberglass door with decorative glass from the builder's selection.

Front Door Style: 3/4 glass single panel decorative glass
Transom: None
Front Door Size: Double Door- 8' Tall
Porch Doors: French Doors with No Built-in Blinds



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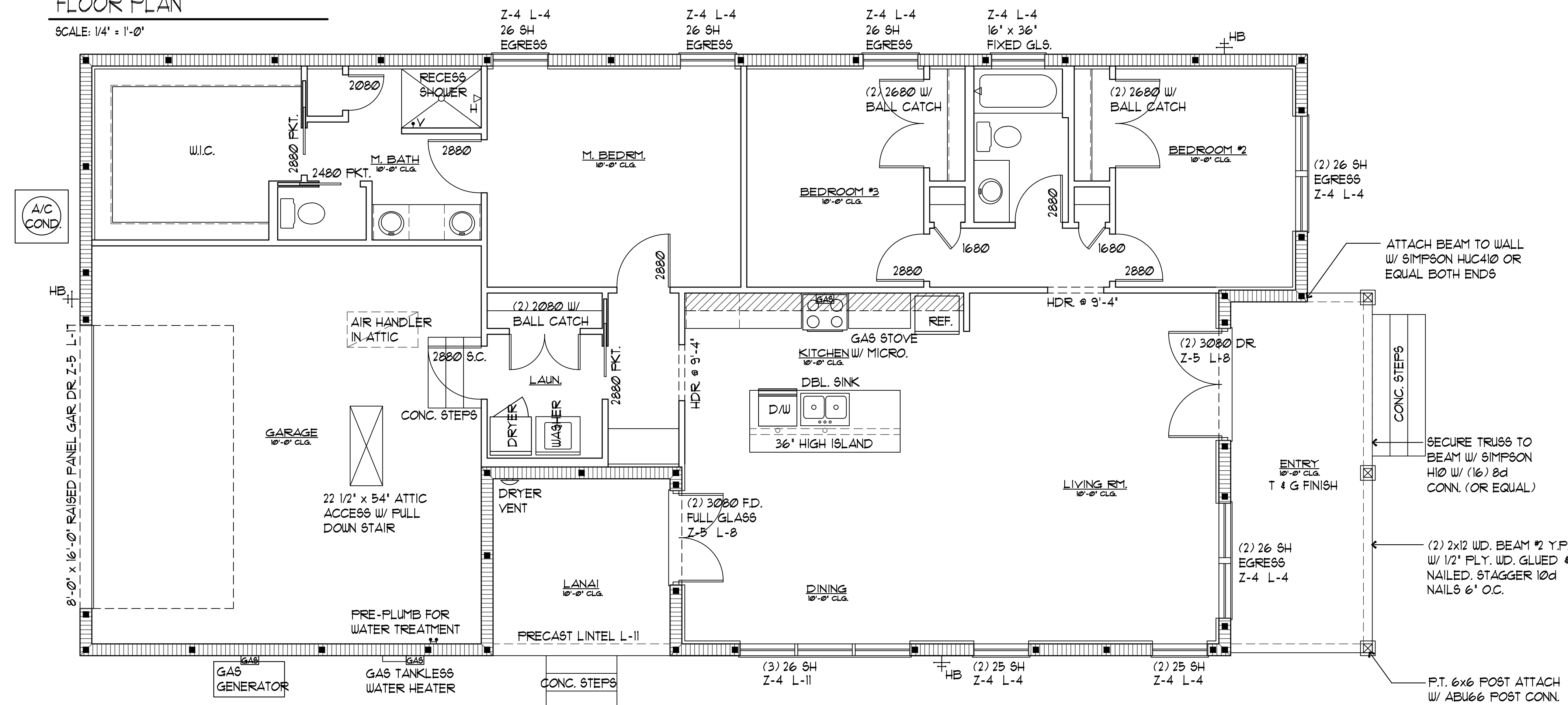
Customer Name:	Scott and Tonya Strausser		
Job Address:	127 W Belmar St. Lakeland FL 33803		
Raised Panel Garage Door:	Non Insulated	Windows:	None
Garage Side Exterior Door:	None		
Door Height:	8'		
Roofing:	All roofing shall be Owens Corning "Duration" architectural shingles (or equal) with limited lifetime warranty over "GRIP-RITE" or equal dry-in material Eaves Drip is metal. Valley Metal is galvanized. Off-Ridge vents (where applicable: ridge vents) shall be installed on the roof per codes and where framing permits.		
Roof Type:	Duration Shingles	Roof Color:	Driftwood
Eave Color:	TBD	Soffit Color:	White
Exterior Options:	Screen Enclosure Location:	None	
	Stone Location:	Gutters:	None
	Shutter Type:	Location:	NA
Excavation/ Landscaping:	The yard shall be graded for proper drainage. Builder shall sod the yard to protect the grade and drainage. Does not include clearing trees or heavy brush. Does not include sprinkler system.		
	Tree Clearing	\$5,000 Allowance	
	Sod Type:	Bahia	Amount: Lot
	Sprinkler System:	None	
	Landscaping	Basic Package	



NEW AREA	
LIVING AREA	1,638
ENTRY	166
VERANDA	100
GARAGE	532
TOTAL	2,436

FLOOR PLAN

SCALE: 1/4" = 1'-0"

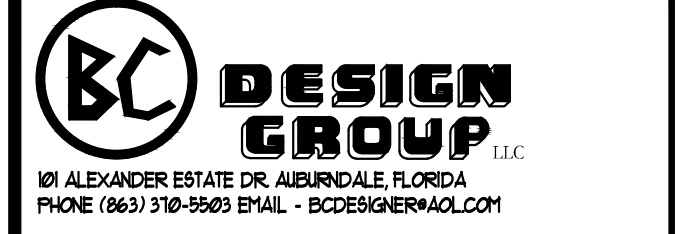


FLOOR PLAN

SCALE: 1/4" = 1'-0"

Rev.	No.	Date	Issue History
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PLANS DRAWN BY:



IT IS THE BUILDERS/OWNERS RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK.

ACTUAL FIELD MEASUREMENTS MAY VARY FROM THOSE DISPLAYED DUE TO SITE CONDITIONS AND FINISH MATERIALS USED.

ULTIMATE WIND SPEED 140 MPH
 = 140/140 = 100 MPH USE WIND SPEED 100 MPH WIND FORCE
 FBCS 609S EXPOSURE CATEGORY A B C D
 ROOF LIVE LOAD = 20 PSF RISK CATEGORY
 FACTOR 2 WIND LOADS PER 2010 FBCS 7TH EDITION
 ALL OTHER REQUIREMENTS TO MEET 2010 FBCS

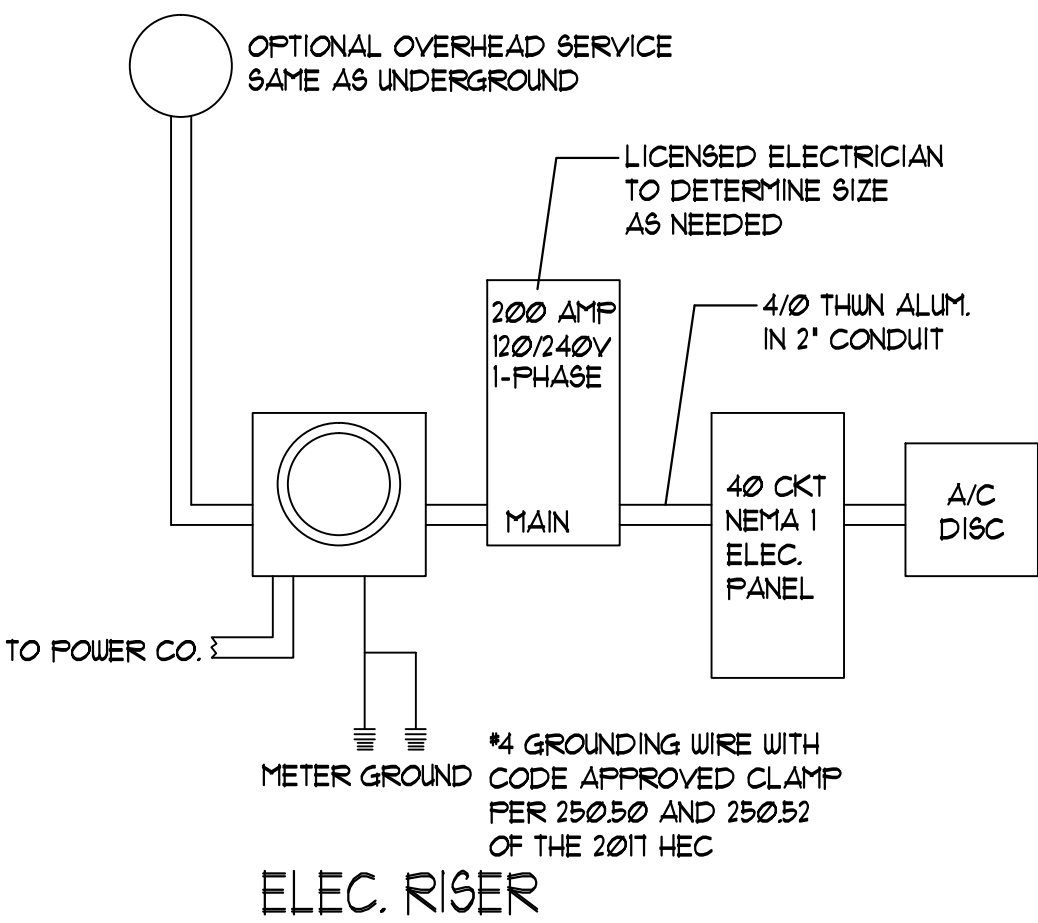
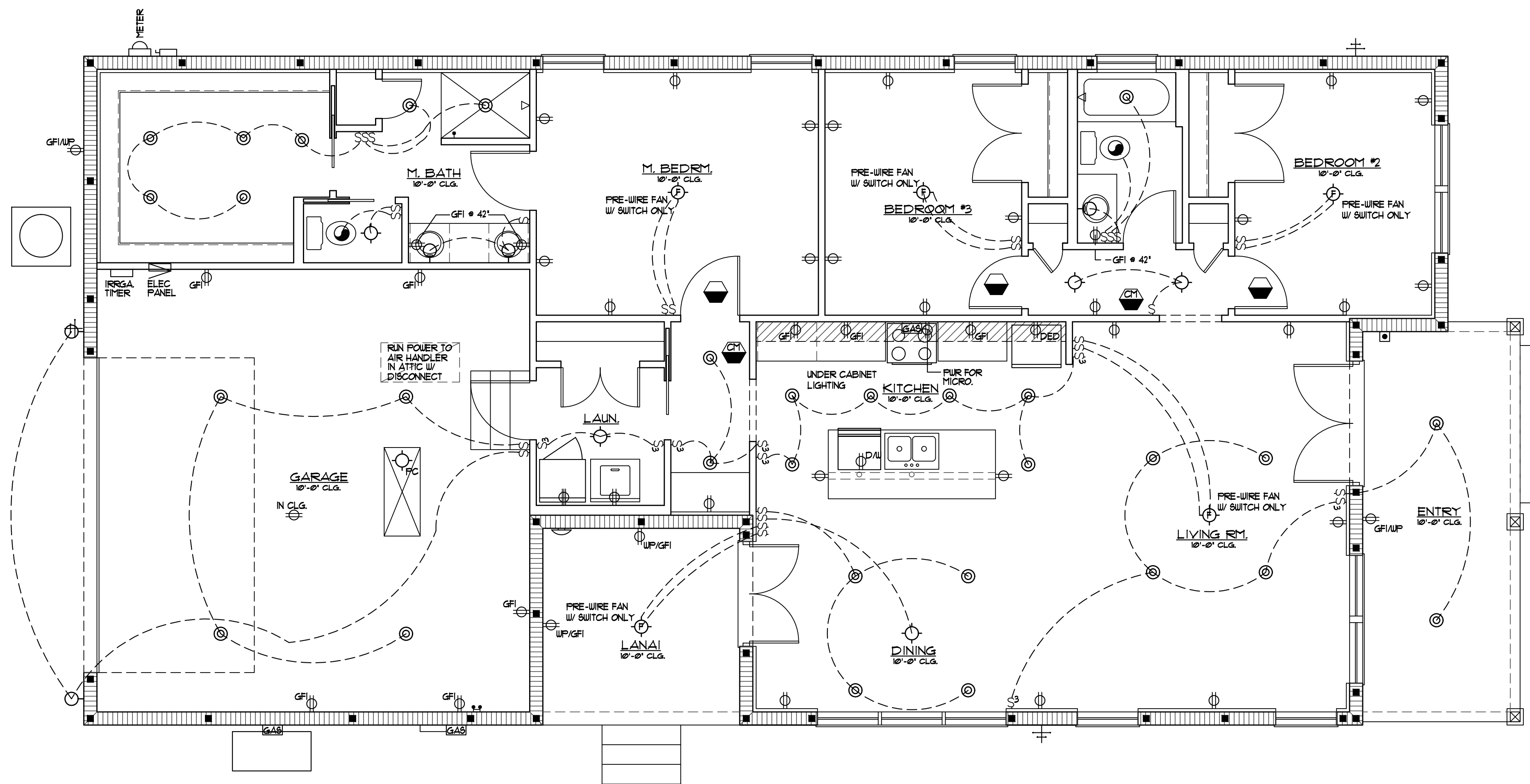
Robert T. Haug P.E.
 STRUCTURAL ENGINEER
 1740 East Edgewood Drive, Suite A
 Lakeland, Florida 33803
 Phone 863-687-4225
 Fax 863-687-4874
 Email mooseh@digital.net
 P.E. #24575

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ROBERT T. HAUG USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

NEW CUSTOM HOME FOR
STROUSSER RESIDENCE
 LOCATION: 127 BELMAR ST. W. LAKELAND, FL.
 CONTRACTOR: SADLER HOMES

Dr.	BRC.
Ch.	
App.	
Date	05/14/13

FLOOR PLANS A.3



ELECTRICAL LEGEND

- § SWITCH
- §§ THREE WAY SWITCH
- PULL CHAIN
- ⊞ PUSH BUTTON
- ⊞ 110V DUPLEX OUTLET
- ⊞ SWITCHED DUPLEX OUTLET
- ⊞ 220V OUTLET
- ⊞ FAN PRE-WIRE OUTLET
- ⊞ CEILING MOUNTED FIXTURE
- ⊞ WALL LIGHT FIXTURE
- ⊞ FLOOR LIGHT FIXTURE
- ⊞ RECESSED LIGHT
- ⊞ MIN. RECESSED LIGHT
- ⊞ EXHAUST FAN
- ⊞ GARBAGE DISPOSAL
- ⊞ CABLE OUTLET PREWIRE
- ⊞ A/C THERMOSTAT
- ⊞ SPEAKER
- ⊞ PHONE OUTLET PREWIRE
- ⊞ FLOOD LIGHT
- ⊞ SMOKE DETECTOR
- ⊞ SMOKE DETECTOR CARBON MONOXIDE
- ⊞ JUNCTION BOX
- ⊞ PANEL
- ⊞ ELEC. METER
- ⊞ DISCONNECT
- ⊞ DOOR CHIMES
- GFI GROUND FAULT INTERRUPTER
- ⊞ WEATHERPROOF OUTLET

NOTE: ALL ROOMS W/ RECP. TO BE AFCI AND APPLY TO 2017 NEC ELECTRICAL CODE

ELECTRICAL NOTES:

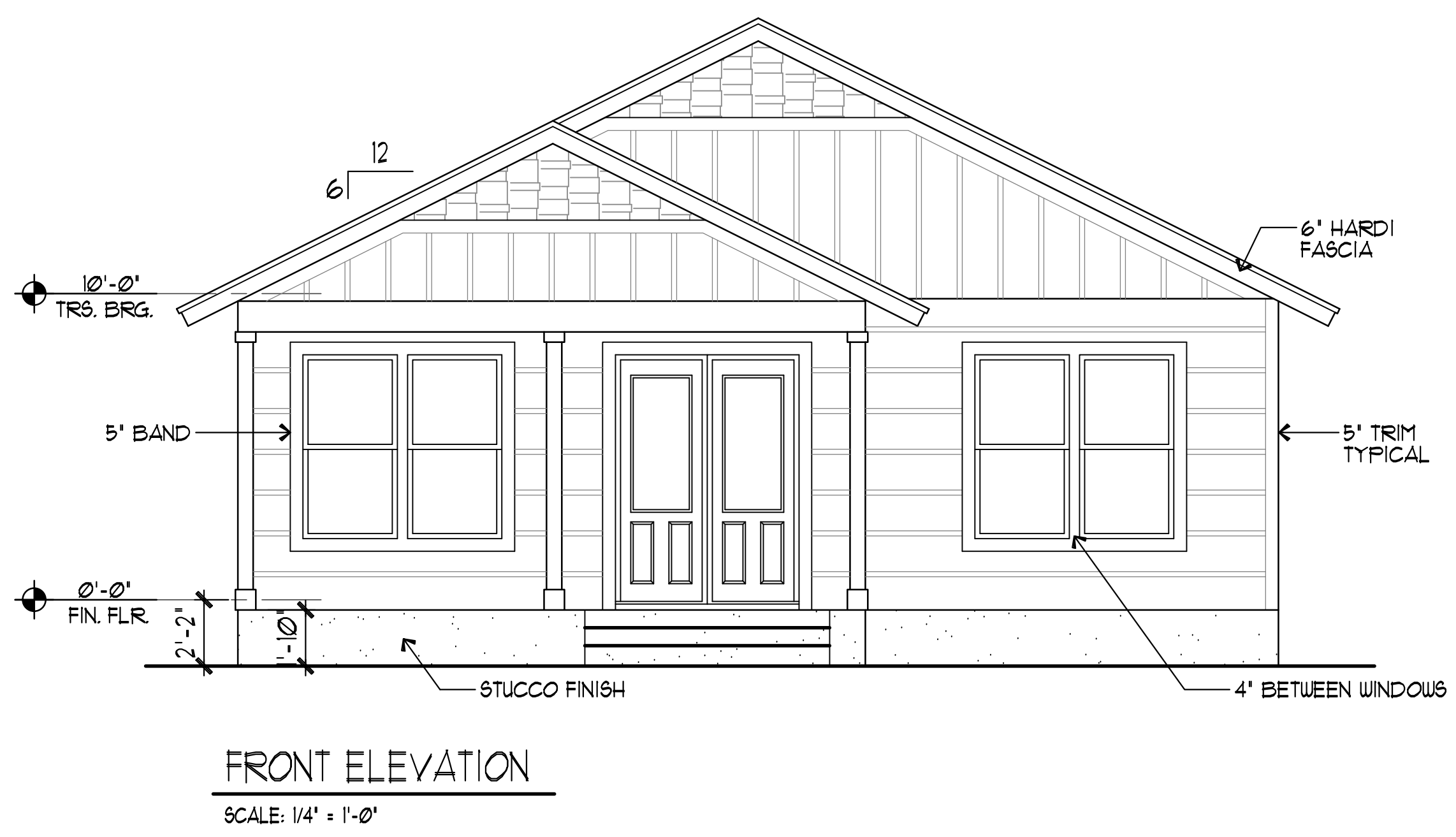
ALL WORK SHALL BE DONE IN ACCORDANCE WITH LATEST NATIONAL ELECTRICAL CODE.

WIRELESS SMOKE ALARM WITH 10 YEAR BATTERY. SMOKE DETECTORS NEED TO BE HARD-WIRED AND INTERCONNECTED. CODE REFERENCES BELOW: (FL 907.2.1) G POWER SOURCE. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY WIRING FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM IN ACCORDANCE WITH SECTION 2702. SMOKE ALARMS SHALL NOT BE EQUIPPED WITH BATTERY BACKUP WHERE THEY ARE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM THAT COMPLIES WITH SECTION 2702. IF INTERCONNECTED, WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT IN GROUP R OR F-1 OCCUPANCIES, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

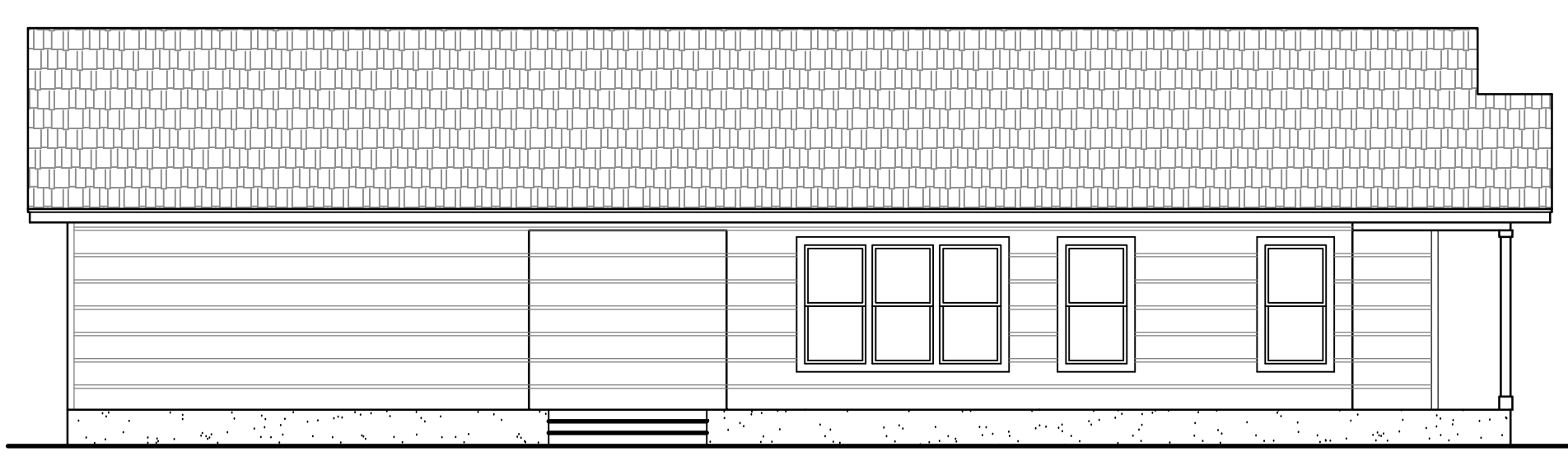
ELECTRIC SERVICE TO BE GROUNDED TO GROUNDING ELECTRODE SYSTEM WITH CONCRETE ENCASED ELECTRODE PER THE LATEST NEC ARTICLE 250-50(4).

ALL BEDROOM RECEPTACLES TO BE PROTECTED WITH ARC-FAULT BREAKERS PER THE LATEST NEC ARTICLE 212-12.

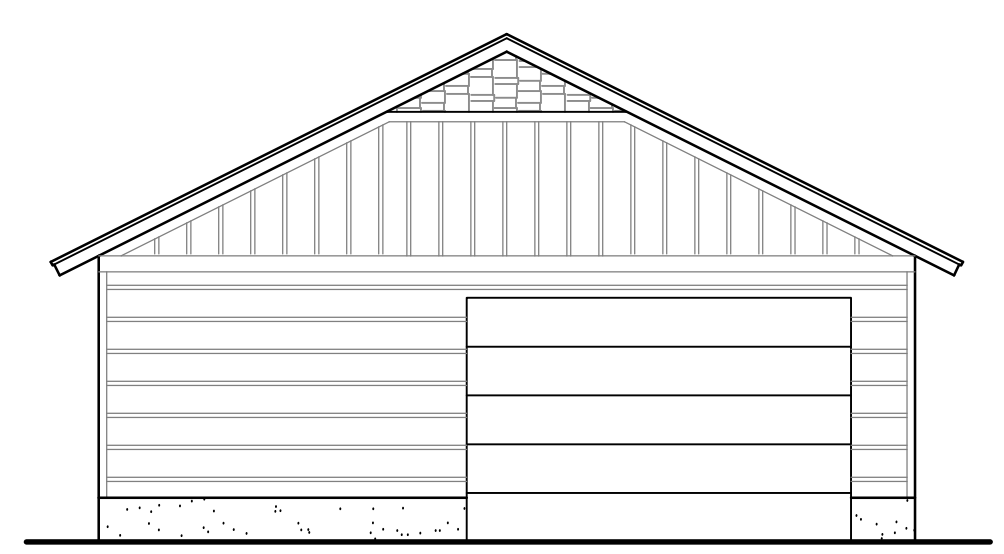
ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



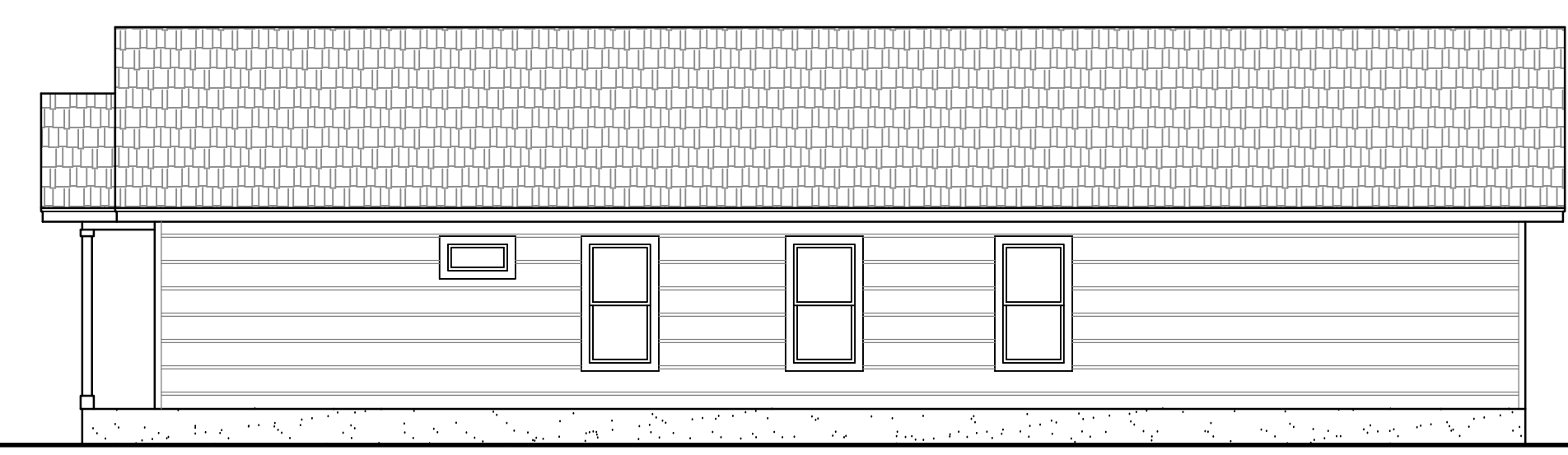
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



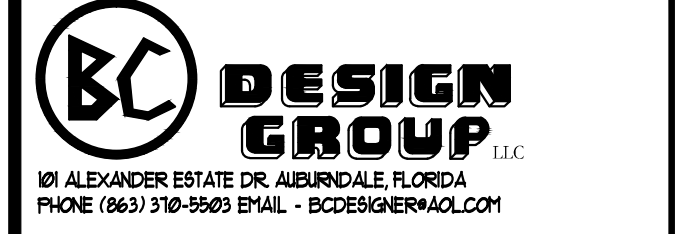
REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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NEW CUSTOM HOUSE FOR STROUSSER RESIDENCE POLK COUNTY, FLORIDA	Dr. BRC.
	Ch.
	App.
	Date 05/14/23

ELECTRICAL PLAN AND ELEVATIONS





205

ning

