



AGENDA
HISTORIC PRESERVATION BOARD
City Commission Chambers
November 16, 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, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: ADASpecialist@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 October 26, 2023 Historic Preservation Board meeting minutes.
- III. Old Business:
 - A. Historic Lakeland, Inc. Watch List Report (same as September 28, 2023)
 - i. 137 Lake Morton Drive
 - ii. 2430 New Jersey Road
 - iii. 302 E. Belvedere Street
- IV. New Business:
 - A. Welcome New Board Member Robin Kirk
 - B. Staff recommendation to appoint Britney Wilson to the Design Review Committee.
 - C. Thank you, Lynn Dennis!
- V. Adjourn for Design Review Committee.

MINUTES

HISTORIC PRESERVATION BOARD
City Commission Chambers
Thursday, October 26, 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, Chris Olson, Natalie Oldenkamp, Michael Porter, 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 October 26, 2023 meeting of the Historic Preservation Board (“Board”) to order at 8:30 a.m. A quorum was reached, as seven Board members were present.

II. Review and Approval of Previous Meeting Minutes

Ms. Lynn Dennis motioned to approve the September 28, 2023 meeting minutes as presented. Ms. MeLynda Rinker seconded the motion. The motion passed 7—0.

III. Old Business:

- A. Historic Lakeland, Inc. Watch List Report. (same as September 28, 2023) Ms. Emily Foster provided an update on the properties under the Historic Lakeland, Inc. Watch List.
 - i. 137 Lake Morton Drive
 - ii. 2430 New Jersey Road
 - iii. 302 E. Belvedere Street

IV. New Business:

- A. Historic Home Workshop Recap. Ms. Emily Foster provided a recap of the workshop.
- B. Historic District Resurvey Project, Phase 2 – Grant Application Status. Ms. Emily Foster provided an update on the pending grant applied for the upcoming resurvey project.
- C. Announcement: Historic Lakeland, Inc. Annual Meeting - Nov. 16, 2023, 6:15pm – Annie Pfeiffer Chapel, Florida Southern College. Florida Lecture Series featuring architect Jeffrey Baker

V. Adjourn for Design Review Committee.

The meeting adjourned at 8:36 a.m.

Chair, Historic Preservation Board

Senior Planner, Historic Preservation



AGENDA
DESIGN REVIEW COMMITTEE
November 16, 2023

immediately following the Historic Preservation Board Meeting

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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 October 26, 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. [HPB23-187 – 544 W. Belmar Street](#) – Final Approval requested to install new siding on the house on the subject property. Owner: Antonio Horta. Applicant: Antonio Horta and Mario Falcon.
 - C. [HPB23-199 – 322 S. Indiana Avenue](#) – Final Approval requested for the demolition of the existing detached garage and new construction of a two-story garage apartment on the subject property. Owner: Swan Indiana Properties LLC c/o Lena Weisman. Applicant: Tony Pagan.
- V. Other Business: NONE
- VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE
City Commission Chambers

Thursday, October 26, 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; Bruce Anderson, Lynn Dennis, Natalie Oldenkamp, Chris Olson, Michael Porter and MeLynda Rinker were present. Historic Preservation Board member Britney Wilson was 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 8:36 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 September 28, 2023 meeting minutes. Mr. Chris Olson seconded the motion. The motion passed 6—0.

III. Review of Certificates of Review administratively approved.

A list of fourteen (14) administratively approved Certificate of Review projects covering the period 9/19/23-10/19/23 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. **HPB23-176 – 1124 Hartsell Avenue** – Final Approval requested for the new construction of a single-family house on the vacant subject property. Owner/Applicant: Orbe Construction, Inc.

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 an interior lot consisting of 0.14 acres that is 75 feet wide by 79 feet deep; this lot is currently vacant. The Applicant requests to build a new one-story, single-family house consisting of approximately 1,384 square feet of living area. The home will feature a neo-traditional aesthetic reflecting elements of the Bungalow architectural style, such as a gabled front porch supported by tapered columns on brick plinths, traditional horizontal and vertical siding types, windows with a nine-over-one lite configuration, and a Craftsman style front door. An integrated carport is proposed at the left side of the house, which will be accessed directly from a driveway connecting with Hartsell Avenue. Materials proposed for the new house include:

- Concrete stem wall foundation raised at least 21 inches above grade and covered with smooth textured stucco
- HardiePlank lap siding with Hardie board-and-batten siding in the gables
- Hardie trim and casing
- Aluminum single-hung sash windows
- Asphalt architectural shingles
- Concrete porch floor and steps, Hardie-wrapped column with brick plinths
- Body paint color of the house will be gray; trim and accent colors TBD

The site plan proposed for the proposed new construction shows orientation of the home's front façade towards Hartsell Avenue. The proposed building setbacks meet the Land Development Code's Urban Neighborhood Standards.

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. Adjacent to the subject property along Hartsell Avenue exist several one-story single-family houses and duplexes that exhibit the Bungalow, Ranch, and Masonry Vernacular styles. Staff finds that the proposed new house is compatible in massing and scale to the residential buildings along this street. The scale and proportion of the architectural elements of the house, including roof pitch and floor-to-ceiling heights, is also compatible with historic structures. At 46 feet wide, this house is wider than the maximum width of 34 feet staff typically recommends for new residential construction on a 50-foot lot. However, given the 75-foot width of the subject property and the prevalent horizontal massing of several residences along this street, the dimensions of this house will not adversely affect the historic development pattern established along Hartsell Avenue.

Staff also 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 tapered columns on brick plinths, lap siding with board-and batten siding in gables, windows with a nine-over-one lite configuration and a quarter-lite front door are consistent with historical architectural styles found in the neighborhood, as well as the Design Guidelines. Finally, regarding building setbacks and dimensional requirements for site and architectural features, staff finds the building setbacks consistent with the Design Guidelines and Urban Neighborhood Standards. The front yard setback of 15 feet is the minimum setback required by the Land Development Code and is compatible with the front setbacks of adjacent buildings (1122 Hartsell Avenue has a 13 ft. front yard setback; 1204 Hartsell Avenue has a 12 ft. front yard setback). While driveways within the historic districts are typically limited to 10 feet in width, staff finds the proposed 12 feet wide driveway to conform with the existence of wider driveways and lot widths along Hartsell Avenue.

Ms. Foster stated staff recommends final approval of the request with the following conditions, to be reviewed and approved by staff prior to permitting:

1. Windows must be recessed to provide a shadow line and not installed flush to the exterior wall surface and exterior-mounted muntins/grids are required.
2. Submittal of materials list for fascia, soffit, and exterior doors.
3. Submittal of a complete exterior paint palette.

Chair Rinker asked if the Applicant had any additional comments or questions. Mr. Pedro Orbe was present in support of the request. He stated he agrees to staff's recommendation.

There were no public comments.

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

- C. HPB23-185 – 1928 Shawnee Trail** – Final Approval requested for the new construction of a second-story Accessory Dwelling Unit above the existing detached garage on the subject property. Owner: Hunter and Sally Short. Applicant: Daniel Fowler.

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 consisting of 0.27 acres. On the property is a two-story single-family house, constructed circa 1926 in the Mediterranean Revival architectural style, and is a contributing building in the Beacon

Hill Historic District. According to the Polk County Property Appraiser's office, the total living area of this house is 2,376 square feet. At the rear of the subject property is a one-story, detached garage with a hipped roof, curved parapet ornamentation, and stucco cladding. This structure was built in 1987 and is non-contributing to the Beacon Hill Historic District. The Applicant requests to remove the hipped roof of the garage structure and construct a second story ADU on top of the garage. The exterior dimensions of the ADU will match the garage and will be 22 feet by 24 feet 7 inches, for a total living area of 541 square feet for the ADU. The new second story will have a hipped roof with a 6/12 pitch matching the existing garage roof, and the ADU will be accessed by an external stair. The second-story apartment will feature a full-width balcony on the west elevation of the building, over the garage door entrance; a wood trellis is proposed to cover the balcony area. The guard rail across the front of the balcony will be a solid stucco finished low wall with a curved form that relates to the curved parapet walls of the existing home. Materials proposed to be used for the garage apartment include:

- Stucco cladding with texture and paint color to match existing garage;
- Vinyl single-hung sash windows in a six-over-six lite configuration, the detailing of which will match existing garage with projected sill.
- Fiberglass 10 lite French doors;
- Asphalt shingles on a 6/12 pitch roof; trellis roof will be corrugated metal;
- Fiber cement fascia and soffit; and
- Painted wood stairs and trellis

The site plan submitted for this request shows building setbacks that meet the requirements set forth in the City's Land Development Code. This ADU proposal was approved by the Planning and Zoning Board at their meeting on October 17, 2023. 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 second story addition to the existing garage does not disturb the spatial relationships of surrounding buildings, and the essential form and integrity of the principal house is maintained. Materials similar to the existing garage and house will be used, which provides compatibility with the existing structures on this property. In evaluating the request with the Design Guidelines, staff finds the subordinate scale of the second-story addition and its simplified design to be consistent with the Design Guidelines. Staff finds the materials and design of the windows, doors, external stair, and roof pitch to be consistent with the Design Guidelines, and the structure is appropriately located to the rear of the lot. This structure is compatible with the development pattern in the Beacon Hill neighborhood, in which accessory dwellings are commonly found in both historic and contemporary forms. Staff also finds the request to conform with the requirements of Land Development Code concerning accessory dwelling units, building setbacks, and building height. Ms. Foster stated staff recommends Final Approval of the request with the following conditions:

1. Windows:
 - a. Must be installed with a recess to provide a shadow line instead of installed flush with the exterior wall.
 - b. Must utilize exterior mounted muntins/grid.
2. For the trellis roof, either 5V crimp or standing seam metal roofing must be used instead of corrugated metal panels for consistency with the Design Guidelines.

Chair Rinker asked if the Applicant had any additional comments or questions. Mr. Dan Fowler was present in support of the request. In response to Chair Rinker, Mr. Fowler stated he agrees to staff's recommended conditions.

There were no public comments.

MOTION: Final approval of the request with the conditions recommended by staff. (C. Olson/N. Oldenkamp, 6-0).

D. HPB23-187 – 544 W. Belmar Street – Final Approval requested to install new siding on the house on the subject property. Owner: Antonio Horta. Applicant: Antonio Horta and Mario Falcon.

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 property is an interior lot that is 0.23 acres in size. This property contains a one-story, single-family house built circa 1925, which is a contributing building in the Dixieland Historic District. The house on this lot features the Bungalow architectural style, which is expressed by its front-gabled roof, full-width, hipped roof front porch, tapered columns on brick plinths, and one-over-one double-hung sash wood windows. The house is clad in vinyl lap siding with an approximate 6-inch exposure. The Applicant requests to remove the vinyl siding and replace it with 5.25-inch HardiePlank lap siding, which will have a 4-inch exposure and a wood grain texture. Hardie trim will also be used.

Ms. Foster stated that the request was evaluated using Secretary's Standards for Rehabilitation #2, #5, #6, 9, #10 and Chapter 6 of the Design Guidelines for Historic Properties. 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. Staff finds that Hardie lap siding is an acceptable replacement for wood siding according to the Design Guidelines. Additionally, the removal of vinyl siding, likely in existence prior to the designation of the Dixieland Historic District and which is prohibited by the Design Guidelines, is encouraged. The proposed exposure dimension of 4 inches for the new Hardie siding is also acceptable and consistent with historic lap siding dimensions. If original wood siding is found underneath the existing vinyl siding, staff suggests restoring and repairing in-kind the original wood siding, trim, and casing. If the original siding is deteriorated beyond repair, staff suggests removing the wood siding before installing the Hardie siding. Staff recommends Final approval of the request with the following conditions:

1. Historically appropriate trim, including header, sill, and apron shall be installed around windows and doors.
2. Corner boards at least 5 inches wide must be installed.
3. If a gable vent (decorative or functional) is installed, a triangular gable vent should be used. (see front gable of house at 534 W. Belmar Street for an example of appropriate design)

Chair Rinker asked if the Applicant had any additional comments or questions. Neither the applicant nor a representative were present.

There were no public comments.

Mr. Michael Porter stated the committee has not been consistent with verifying whether or not there is salvageable original siding on homes and enforcing repair or restoration of salvageable original siding due to the alternatives given in the Design Guidelines. The committee has allowed others to completely reside a home when there was salvageable portions of the original siding.

Discussion ensued, including comments from the Committee concerning the need to ask the applicant further questions about whether the original siding is salvageable.

MOTION: Request postponed to the next meeting. (B. Anderson/L. Dennis, 6-0).

E. HPB22-089 – 413 W. Maxwell Street – Amendment to Approved Certificate of Review requesting approval to change the design of the proposed new house on the subject property. Original request was for the new construction of a single-family house on the vacant subject property. Owner: DV Development LLC. Applicant: MDM Services Inc.

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 an interior urban lot consisting of 0.21 acres, which is undeveloped. The original proposal for new construction on the subject property was a two-story house featuring a modern interpretation of the Frame Vernacular style, combined with Colonial Revival architectural elements, in a symmetrical composition. The design featured a side-gabled metal roof with exposed rafter tails, a hipped-roofed front porch supported by square columns, and Colonial Revival-style windows with varied lite configurations. The original house consisted of 3,344 square feet of living area. The amended proposal requests to revise the design to incorporate Tudor Revival stylistic elements, including an asymmetrical composition, a two-story gabled ell on the front elevation and a front porch featuring an arched entryway and door. Windows with Colonial Revival-style lite configurations remain similar to the original proposal. Changes to the exterior materials include: over-grouted white brick on Tudor Revival architectural elements and foundation; architectural shingle roofing on the primary roof of the house and garage; and 5V metal crimp roofing only on the roof of the front porch and one-story section at the rear of the house. The total living area of the redesigned house is 3,204 square feet. A detached, two-car garage with a side-gabled roof was and still is proposed. Like the previous request, the garage complements the design and materials of the house and is located at the rear northwest corner of the lot. However, the current request proposes an increase in area of the garage, from 760 square feet to 800 square feet, and the revised garage design features one double-car width garage door and one single-car width garage door, in addition to a side entry door. The site plan for the new house shows orientation of the front facade towards West Maxwell Street. Building setbacks as proposed for both the house and detached garage are mostly consistent with the Land Development Code's Urban Form Standards; however, the front building setback of 14 feet, 7 inches will need to be increased to 15 feet to meet these standards. A concrete drive ten feet in width is proposed along the west side of the property connecting West Maxwell Street with the detached garage at the rear of the property.

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. The Beacon Hill Historic District features a variety of diverse architectural styles, both historic and modern. Staff finds that the design of the proposed new house is differentiated from, but compatible with contributing houses and will not adversely affect the historic integrity of the Beacon Hill Historic District, per the Standards. Staff also finds the scale of building elements and massing of the proposed house and detached garage to be consistent with the Design Guidelines, as well as with contributing buildings in the Beacon Hill Historic District. Additionally, both new buildings are oriented correctly and are compatible with the formal massing and placement of surrounding contributing buildings. The design of the proposed new house, which reflects both Frame Vernacular and Tudor Revival styles, compatibly fits within with the diversity of styles found in Beacon Hill. Details such as the gabled and hipped roof forms, building composition, and fenestration proportions reflect traditional residential design, while the lapped siding and corner boards reflect the Frame Vernacular architectural style. The steep roof form, gabled ell, entryway arch, and arched door are features indicative of the Tudor Revival architectural style. Staff finds that the existing and new materials as proposed are also consistent with the Design Guidelines. Finally, the proposed house, detached garage, and driveway is consistent with the LDC Urban Form Standards in terms of placement on the lot, dimensions, and most building setbacks, as applicable to the subject property's RA-1 zoning. According to the Urban Form Standards, the house must be setback a minimum of 15 feet from the front (south) property line. However, given that the average front setback of houses adjacent to the subject property is 30 feet, staff recommends increasing the front setback of the proposed house to at least 28 feet, which is the setback of the houses at 405 and 407 W. Maxwell Street, east of the subject property.

Ms. Foster stated that Staff recommends Final approval of the request with the following conditions, to be reviewed and approved at staff level prior to building permitting:

1. Windows:
 - a. Shall be recessed from the exterior wall face to the exterior window glass to provide a shadow line. Flush-mounted windows are not permitted.
 - b. Simulated divided lite windows shall have dimensional, exterior-mounted muntins; paired or grouped windows shall have a dimensional muntin matching the casing.
2. Use flat panel 5V crimp metal roofing, not the type that is striated between V crimps/seams.
3. An exterior paint color palette must be submitted, to include paint manufacturer, color code, and color names for body, trim, and accent colors, if applicable.
4. Increase the street side (front) building setback of the house to 28 feet.

Chair Rinker asked if the Applicant had any additional comments or questions. Mr. Barrett Sathianathan was present in support of the request. Mr. Sathianathan confirmed that the front building setback will be adjusted to be compatible with adjacent houses, and clarified that the setback shown on the plans did not include the right-of-way area beyond the curb. Discussion between the applicant and Committee members ensued.

There were no public comments.

MOTION: Final approval of the request with the conditions recommended by staff including the amended conditions related to the building setbacks that were discussed. (B. Anderson/L. Dennis, 6-0).

V. Other Business: NONE

VI. Adjournment: There being no further business, the meeting was adjourned at 9:23 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation

**Certificates of Review Administratively Approved
Between 10/20/2023 and 11/7/2023**

1. 1704 COMANCHE TR (Non-Contributing Building) - Installation of a 6 ft. tall pierced brick wall and columns with black ornamental metal picket gate at the east side/rear of the property and a 6ft. tall pierced brick wall and columns with black ornamental metal picket gate for the a trash enclosure on the north side of the house.
Subject to the following conditions: (HPB23-197)

2. 1037 S NEW YORK AV (Contributing Building) - Installation of an in-ground swimming pool in rear yard of subject property.
Subject to the following conditions: (HPB23-198)

3. 1911 PAWNEE TR (Contributing Building) - Remove and replace wood railings and columns on front porch with painted smooth composite material railings and columns matching or similar to the dimensions of the wood railings and columns.
Subject to the following conditions: (HPB23-200)

4. 741 S RUSHING AV (Contributing Building) - Removing the screen enclosure on the back porch of the subject house and installing EcoView 7000 series vinyl double-hung sash windows with a one-over-one lite configuration.
Subject to the following conditions: (HPB23-201)

5. 911 S TENNESSEE AV (Contributing Building) - Installation of 110 linear feet of 6-foot high wood-grain PVC privacy fence along the north side of the property and 4-high white PVC picket fence in the interior side yard.
Subject to the following conditions: (HPB23-202)

6. 528 HUNTER ST (Contributing Building) - Installation of 205 linear feet of 6 ft. tall wood fence in the side and rear yards of the subject property.
Subject to the following conditions: (HPB23-203)

7. 1024 PENNSYLVANIA AV (Contributing Building) - Installation of an 8 ft. by 14 ft. "Eave" shed with metal lap siding and roofing in the rear yard of the subject property.
Subject to the following conditions: (HPB23-204)

8. 721 S RUSHING AV (Contributing Building) - 1. Installation of an accessibility ramp of wood construction connecting the right side of the front porch of the house with the existing driveway.
2. Replacement of existing wood 6 ft. tall privacy fence with a wood 6 ft. tall privacy fence in same footprint.
Subject to the following conditions: (HPB23-205)

**Certificates of Review Administratively Approved
Between 10/20/2023 and 11/7/2023**

9. 1221 KING AV (Non-Contributing Building) - Installing a white aluminum screen enclosure with screen door in the rear patio/porch area of the house on the subject property.
Subject to the following conditions: (HPB23-206)



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
November 16, 2023**

Project #	HPB23-187
Project Type	Replacement Siding
Property Address; Historic Name	544 W. Belmar Street The Walter and Grace Poor House (1925 Lakeland City Directory)
Historic District; FMSF#	Dixieland Historic District; #DL 326
Owner/Applicant	Mr. Antonio Horta / Mr. Mario Falcon
Future Land Use; Zoning; Context District; SPI	Residential Medium; RA-4 Urban Neighborhood; Dixieland SPI
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	Replace front porch floorboards, 12/13/2012 (2012-124)

REQUEST

The Applicant requests approval to replace all existing vinyl siding with HardiePlank lap siding. This request was postponed from the October 26, 2023 Design Review Committee meeting due to the Applicant or their representative not being present.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot of record (Dixieland, Block N, Lot 11 & west half of Lot 12) that is 0.23 acres in size. This property contains a one-story, single-family house built circa 1925, which is a contributing building in the Dixieland Historic District. The house on this lot features the Bungalow architectural style, which is expressed by its front-gabled roof, full-width, hipped roof front porch, tapered columns on brick plinths, and one-over-one double-hung sash wood windows. The house is clad in vinyl lap siding with an approximate 6-inch exposure.

The Applicant requests to remove the vinyl siding and replace it with 5.25-inch HardiePlank lap siding, which will have a 4-inch exposure and a wood grain texture. Hardie trim will also be used.

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.

Staff finds that Hardie lap siding is an acceptable replacement for wood siding according to the Design Guidelines. Additionally, the removal of vinyl siding, likely in existence prior to the designation of the Dixieland Historic District and which is prohibited by the Design Guidelines, is encouraged. The proposed exposure dimension of 4 inches for the new Hardie siding is also acceptable and consistent with historic lap siding dimensions.

If original wood siding is found underneath the existing vinyl siding, staff suggests restoring and repairing in-kind the original wood siding, trim, and casing. If the original siding is deteriorated beyond repair, staff suggests removing the wood siding before installing the Hardie siding.

STAFF RECOMMENDATION:

Final approval of the request with the following conditions:

1. Historically appropriate trim, including header, sill, and apron shall be installed around windows and doors.
2. Corner boards at least 5 inches wide must be installed.
3. If a gable vent (decorative or functional) is installed, a triangular gable vent should be used. (see front gable of house at 534 W. Belmar Street for an example of appropriate design)

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



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**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
November 16, 2023**

Project #	HPB23-199
Project Type	Garage Apartment
Property Address	322 S. Indiana Avenue
Historic District; FMSF#	East Lake Morton Historic District; ELM#152
Owner/Applicant	Swan Indiana Properties LLC c/o Lena Weisman / Tony Pagan, Platinum Designs
Zoning; Context District; Future Land Use; SPI	MF-22; Residential High; Urban Neighborhood; East Lake Morton SPI; Garden District SPI, Sub-Area 5
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	N/A

REQUEST

The Applicant requests Final Approval for the demolition of the existing detached garage and new construction of a two-story garage apartment on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of one lot of record (Morton’s Addition, Block W, Lot 22 north 80 feet) 0.27 acres in size and is located in the East Lake Morton Historic District. On the property is a one-story single-family house, constructed circa 1925 in the Bungalow architectural style, and is a contributing building in the East Lake Morton Historic District. According to the Polk County Property Appraiser’s office, the total living area of this house is 1,644 square feet. At the rear of the subject property is a one-story, detached garage with a side-gabled roof, frame construction, and wood lap siding. This structure was built circa 1925 and a shed-roofed addition with aluminum siding was built onto the front of the structure sometime later.

The Applicant requests to demolish the garage structure and construct a new two-story garage apartment at the rear of the subject property. The exterior dimensions of new structure will be 21 feet, four inches by 20 feet, eight inches, for a total area of 441 square feet for the garage and accessory dwelling unit (ADU). The new structure will have a front-gabled roof with a 4/12 pitch, and the ADU will be accessed by an external stair. Materials proposed to be used for the garage apartment include:

Scope	Material
Foundation	Concrete slab
Exterior Cladding	Hardie lap siding and trim/casing
Windows	Vinyl single-hung sash windows with a nine-over-one lite configuration
Doors	Fiberglass solid door and steel garage door
Roof	Architectural shingles; exposed rafter tails and eave
Stairs	Wood stairs

The site plan submitted for this request shows building setbacks that meet the requirements set forth in the City’s Land Development Code and East Lake Morton Special Public Interest District. The Applicant intends to seek Conditional Use approval for the ADU proposal from the Planning and Zoning Board.

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 design review per the City of Lakeland Land Development Code ("LDC"), Article 11: Historic Preservation Standards. Additional development requirements apply to this request within the East Lake Morton and Garden District Special Public Interest District regulations ("SPI Regulations").

The following *Standards* apply to this project:

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 4.9.1: Accessory Dwelling Units

- Accessory dwelling units that are configured as simple cottages or garage apartments.
- Accessory dwelling units that complement the architectural character of the principal house through the use of similar materials and simplified architectural elements.
- An accessory dwelling unit that is compatible and subordinate in scale and form to the principal house.
- Accessory dwelling units that are compliant with minimum building setbacks to reduce visual impacts from the street and adjacent properties.

Sub-Chapter 4.10: Garages, Carports, and Porte Cocheres

- Preservation of original architectural features and details of historic detached garages and porte cocheres.
- Detached garages and carports placed behind the front elevation of a principal historic structure, except for Ranch style houses, which may have an attached garage.
- Garages and carports accessed from the rear or side alley.
- Columns on porte cocheres matching the design and scale of porch columns on the principal historic structure.
- Garages that are visibly subordinate to the principal historic structure in terms of their massing, form, and height.
- Garages and carports that are related to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- Garage doors in proportions and materials similar to those traditionally found in the historic districts.
- Demolition of historic detached garages may be considered for those that are structurally compromised beyond reasonable repair.

ANALYSIS:

Concerning demolition of the existing garage structure, staff finds that while the original structure was built circa 1925 and of similar design and materials as the house, it is a much simpler structure in design and shows signs of termite damage and wood rot which may be unreasonable to repair for an accessory structure. Precedence exists in approving the demolition of historic accessory structures due to structural condition as these structures are typically subordinate to the principal house and not historically significant in architectural design. The front addition on the garage has no historic significance.

In evaluating the request with the Standards, staff finds that the construction of a two-story garage apartment does not disturb the spatial relationships of surrounding buildings, and the essential form and integrity of the principal house is maintained. Materials similar to the existing garage and house will be used, which provides compatibility with the existing structures on this property.

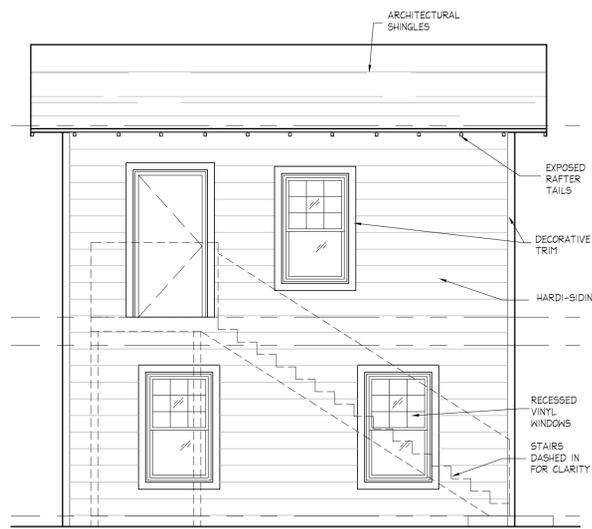
In evaluating the request with the Design Guidelines, staff finds the subordinate scale of the garage apartment structure and its simplified design to be consistent with the Design Guidelines. Staff finds the materials and design of the windows, doors, external stair, and roof pitch to be consistent with the Design Guidelines, compatible with the design of the house, and the structure is appropriately located to the rear of the lot. This structure is compatible with the development pattern in the Lake Morton neighborhood, in which accessory dwellings are commonly found in both historic and contemporary forms. Staff also finds the request to conform with the requirements of Land Development Code concerning accessory dwelling units, building setbacks, and building height.

STAFF RECOMMENDATION:

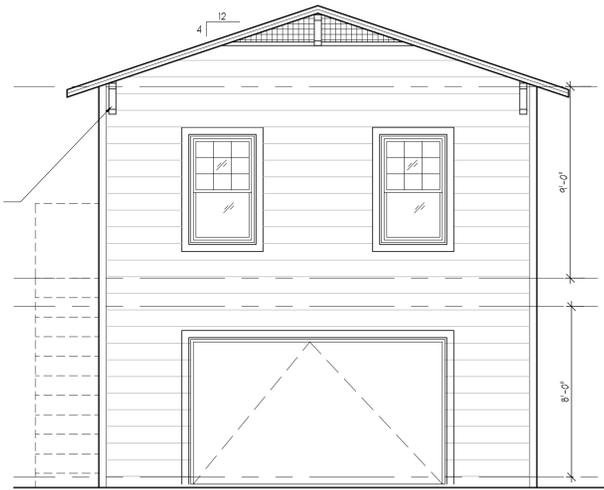
Final Approval of the request with the following conditions:

1. Windows:
 - a. Must be installed with a recess to provide a shadow line instead of installed flush with the exterior wall.
 - b. Must not have a simulated divided lite appearance (i.e. one-over-one lite configuration) to reflect the design of the windows on the house.
2. Materials for the knee brackets and gable vent lattice should be wood or fiber-cement material, not vinyl products.

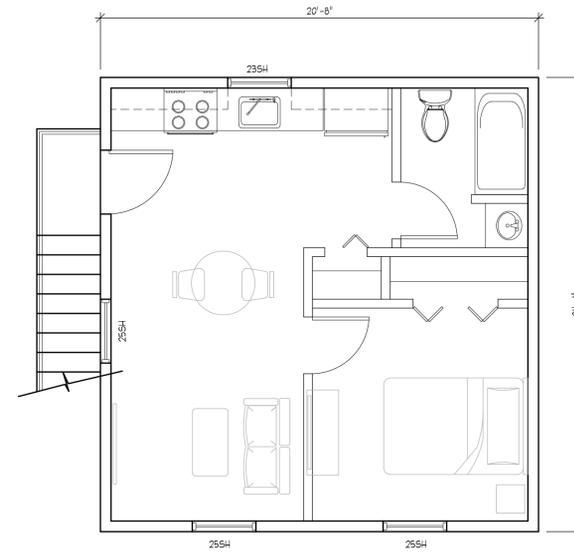
Report prepared by: Emily Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board



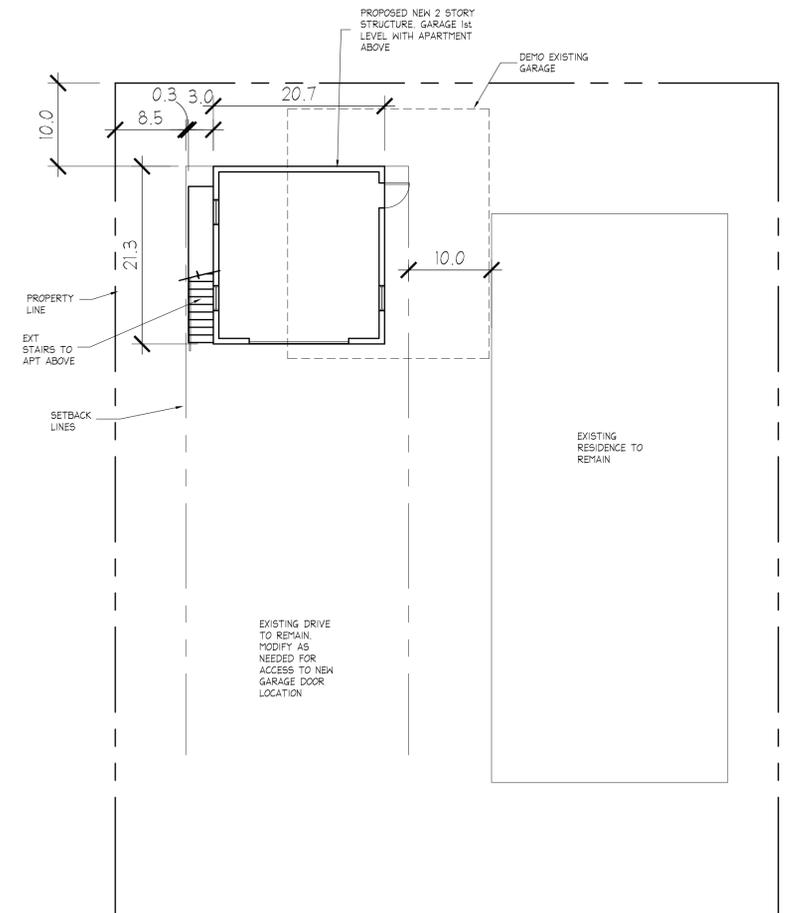
NORTH ELEVATION



WEST ELEVATION



2nd FLOOR



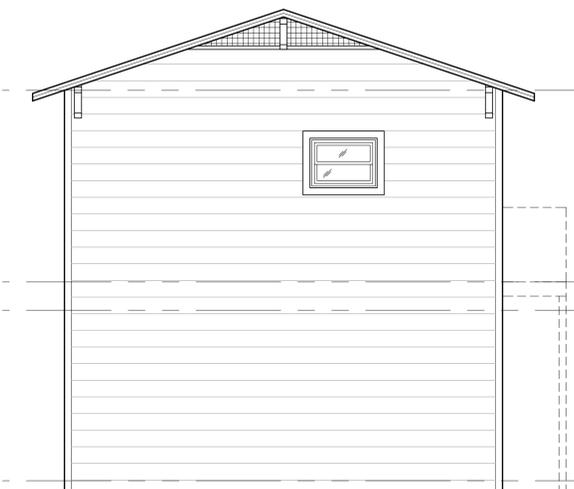
INDIANA AVE

SITE PLAN

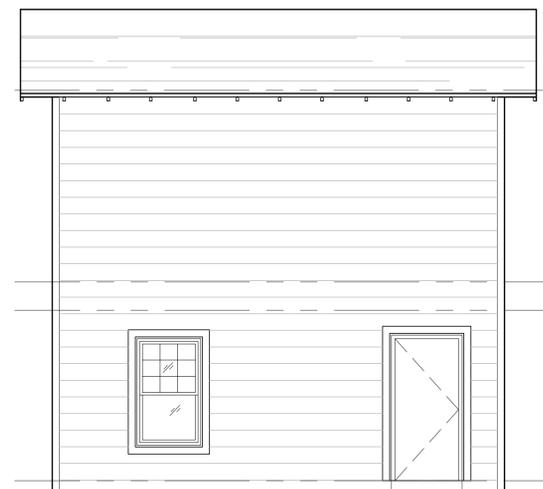
BUILDING DATA:

1st FLOOR GARAGE	441 SF
2nd FLOOR APARTMENT	441 SF
TOTAL WORK AREA:	882 SF

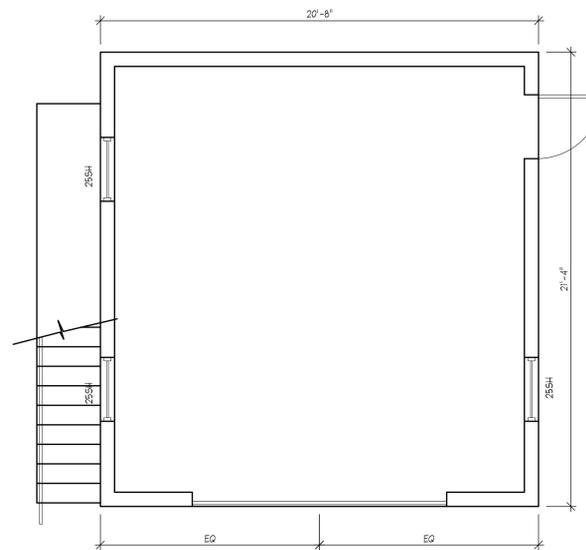
PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION
NOT TO SCALE



EAST ELEVATION



SOUTH ELEVATION



1st FLOOR

REVISIONS

1.	
2.	













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