



AGENDA
HISTORIC PRESERVATION BOARD
City Commission Chambers
January 25, 2024 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 November 16, 2023 Historic Preservation Board meeting minutes.
- III. Old Business: None
- IV. New Business:
 - A. Welcome New Board Member Roberto Jimenez
 - B. Applications from the public are currently being sought for the Historic Preservation Board (2 Seats): Members must live inside the city limits and include whenever possible, an architect, a landscape architect or designer, a contractor or builder, a representative of a local historical society, a civil or structural engineer, a realtor or developer, and an individual owning or leasing property or operating a business within each historic district in the city, and at least two members from the general public. Please apply through the City Clerk's office online at <https://www.lakelandgov.net/departments/city-clerk/municipal-boards-committees/>.
- V. Adjourn for Design Review Committee.

MINUTES

HISTORIC PRESERVATION BOARD
City Commission Chambers
Thursday, November 16, 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 November 16, 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. MeLynda Rinker motioned to approve the October 26, 2023 meeting minutes as presented. Ms. Lynn Dennis 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 stated there were no changes to 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. Welcome New Board Member Robin Kirk~~
- B. Staff recommendation to appoint Britney Wilson to the Design Review Committee. Ms. MeLynda Rinker made a motion to appoint Britney Wilson to the Design Review Committee. Mr. Chris Olson seconded the motion and it passed 7—0.
- C. Thank you, Lynn Dennis! Recognition of Lynn Dennis for her service to the Board and Design Review Committee.

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
January 25, 2024

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 November 16, 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. [HPB24-005 – 111 S. Florida Avenue](#) – Final Approval requested to retain painted brick on the building on the subject property. Owner: Professional Developers of Central Florida. Applicant: Mr. Zach Miller.
 - C. [HPB24-006 – 810 Vistabula Street](#) – Final Approval requested for the installation of a new windows opening on a side façade of the house on the subject property. Owner/Applicant: Jose and Stephanie Tirado.
- V. Other Business: NONE
- VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE
City Commission Chambers

Thursday, November 16, 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, MeLynda Rinker and Britney Wilson were 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 8:37 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 October 26, 2023 meeting minutes. Mr. Chris Olson seconded the motion. The motion passed 7—0.

III. Review of Certificates of Review administratively approved.

A list of nine (9) administratively approved Certificate of Review projects covering the period 10/20/23-11/7/23 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. **HPB23-187 – 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. Mr. Mario Falcon was present in support of the request. He stated he agrees to staff's recommendation.

There were no public comments.

In response to Chair Rinker, Mr. Falcon stated he is uncertain of the condition of the original wood siding or if it still exists.

Discussion ensued, including comments from the Committee being concerned about whether the original siding is salvageable.

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

- 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.

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 consists of one lot that is 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:

- A concrete slab foundation
- Hardie lap siding and trim/casing
- Vinyl single-hung sash windows with a nine-over-one lite configuration
- Fiberglass solid doors and a steel garage door
- Architectural shingles on a 4/12 pitch roof with exposed rafter tails
- 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.

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. 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.

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 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.

Chair Rinker asked if the Applicant had any additional comments or questions. Mr. Tony Pagan was present in support of the request. In response to Chair Rinker, Mr. Pagan 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. (L. Dennis/B. Wilson, 7—0).

V. Other Business: NONE

VI. Adjournment: There being no further business, the meeting was adjourned at 9:13 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation

**Certificates of Review Administratively Approved
Between 11/8/2023 and 1/19/2024**

1. 733 E PALMETTO ST (Contributing Building) - Extending existing driveway apron by 5 feet to the north to match the width of the existing ADA parking space.
Subject to the following conditions: (HPB23-207)

2. 1037 S NEW YORK AV (Contributing Building) - Project involving a bathroom remodel. Replacing non-historic glass block window opening with a JELD-WEN builders vinyl single-hung sash window (FL#14104.8). Resizing window opening from 30" X 60" to 25" X 25" permitted to be approved by minor review as this window is located on a secondary wall elevation, and the original window no longer exists.
Subject to the following conditions: 1. WINDOW 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.

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. (HPB23-208)

**Certificates of Review Administratively Approved
Between 11/8/2023 and 1/19/2024**

3. 1704 COMANCHE TR (Non-Contributing Building) - Non-contributing Building. Replace 12 existing windows with PGT vinyl single-hung sash windows (Series SH5400V, FL#1435.1); casement windows (Series CA5440A, FL#330.2); and fixed window (Series PW5420V, FL#5012.2).

Subject to the following conditions: 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.

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4. 1118 E PALMETTO ST (Contributing Building) - Installation of 6' high Tan PVC fence in the interior side (west) yard.
Subject to the following conditions: (HPB23-210)
5. 825 E ORANGE ST (Contributing Building) - Repairs to west elevation wall due to vehicle impact/collision. Materials used for repairs will be in-kind and will match existing siding/trim material, dimension, and profile. Existing windows will be retained.
Subject to the following conditions: (HPB23-212)
6. 914 S FLORIDA AV (Non-Contributing Building) - Installation of a 7 ft. tall 10' x 14' chain-link fence extension & 14' gate at existing telecommunications site at rear of property.
Subject to the following conditions: (HPB23-213)

**Certificates of Review Administratively Approved
Between 11/8/2023 and 1/19/2024**

7. 314 HUNTER ST (Non-Contributing Building) - Replace 7 existing metal framed jalousie and fixed windows with Simonton 6000 vinyl horizontal slider windows (FL#5179.3 & 5179.4) and AMI 3001 vinyl double-hung replacement windows (FL#11720.9). 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.
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**Certificates of Review Administratively Approved
Between 11/8/2023 and 1/19/2024**

8. 142 LAKE MORTON DR (Contributing Building) - Replacement of 12 wood double-hung sash windows on the first floor of the subject house with Renewal by Andersen composite double-hung sash windows (FL#27970.1).

Subject to the following conditions: 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.
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**Certificates of Review Administratively Approved
Between 11/8/2023 and 1/19/2024**

9. 950 PENNSYLVANIA AV (Non-Contributing Building) - Replacing 13 metal casement and fixed windows on the 2-story detached garage/accessory structure with 10 vinyl AMI 3001 double-hung sash windows (FL#11720.9) and 4 aluminum mullions (FL#17472.2). Due to the structure being a non-contributing accessory building, using a double-hung sash window instead of casement and fixed windows was approved by staff. 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.
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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 (HPB23-216)

10. 815 S MISSOURI AV (Contributing Building) - Installation of a 6 ft. tall wood fence along the south side property line.
Subject to the following conditions: (HPB23-217)
11. 1065 S FLORIDA AV (Non-Contributing Building) - Repair of wall damaged by impact from a vehicle. Repairs will be in-kind to match existing materials and design of the exterior wall.
Subject to the following conditions: (HPB23-218)
12. 824 S CLAYTON AV (Contributing Building) - Replacing 9 windows on the principal structure with 8 vinyl SH-510 single-hung sash windows (FL#33447.1) and 1 vinyl SW-520 sliding window (FL#33448.2) with exterior-mounted grids.
Subject to the following conditions: Windows shall have exterior-mounted grids. Grids between the glass are not permitted in historic districts. (HPB23-219)

Certificates of Review Administratively Approved
Between 11/8/2023 and 1/19/2024

13. 953 S TENNESSEE AV (Contributing Building) - Replace existing metal/jalousie front door (within enclosed front porch) with a fiberglass insulated door with a Therma-Tru Craftsman style quarter lite door (6-lite).
Subject to the following conditions: (HPB24-001)

14. 420 CANNON ST (Non-Contributing Building) - Installation of a wooden accessibility ramp on the secondary, Cannon Street side of the structure.
Subject to the following conditions: (HPB24-002)

15. 207 E MAIN ST (Contributing Building) - Replacement of existing storefront with an aluminum storefront in satin black finish with tempered glass windows and entry doors. Stucco infill at storefront area to match existing wall finish where necessary.
Replacement of existing rear doors with hollow metal painted doors.
Subject to the following conditions: (HPB24-004)

16. 1816 COMANCHE TR (Non-Contributing Building) - Installation of a 6 ft. tall white PVC privacy fence along side property lines and 8 ft. tall white PVC privacy fence along rear property line, abutting commercial property. Given the 120 ft. and 99 ft. setbacks of the fences along the side property line, the white PVC privacy fence is deemed appropriate for the subject property as visibility of the fence is reduced from Comanche Trail.
Subject to the following conditions: (HPB24-008)

17. 90 LAKE MORTON DR (Contributing Building) - Restoration of three sets of casement windows on the rear elevation of the Sorosis Building, using in-kind materials.
Subject to the following conditions: (HPB24-009)

18. 1048 LEXINGTON ST (Contributing Building) - New Privacy Fence: 6-foot high wood stockade fence and 36" wide gate originating from the southwest corner of the house, extending 8.8 feet to the western property line. Fence materials: pressure treated Southern yellow pine pickets, posts, and cross-members.

New Deck: 265 square feet of wood (or simulated wood) plank deck elevated 17" above the surrounding grade. The deck originates at the north-west side of the house, including an elevated walkway from the new deck to the door on the west side of the house. Deck materials: Pressure treated Southern Yellow Pine or Trex composite decking, posts, and joists.
Subject to the following conditions: (HPB24-010)

19. 727 S MISSOURI AV (Contributing Building) - Installation of standing seam metal, flat panel roof (DM Class 100 26 GA. Galvalume 16" Wide Panel)
Subject to the following conditions: (HPB24-011)

**Certificates of Review Administratively Approved
Between 11/8/2023 and 1/19/2024**

20. 731 S MISSOURI AV (Contributing Building) - Installation of standing seam metal, flat panel roof (DM Class 100 26 GA. Galvalume 16" Wide Panel) (FLPA#27499.1)
Subject to the following conditions: (HPB24-012)

21. 929 OAKHILL ST (Contributing Building) - Replace set of existing French doors on rear elevation of house with a pair of JELD-WEN fiberglass full-lite doors (FL#13541.4).
Subject to the following conditions: (HPB24-013)

22. 1043 SUCCESS AV (Contributing Building) - Replacing existing front door with a full-lite Therma-Tru Corporation Benchmark Door: Nominal 6'8 "Non-Impact" Glazed Wood Edge "Smooth Surface" or "Wood Grain" Fiberglass Single Door (Inswing/Outswing; X configuration) (FL#: FL21135.5)
Subject to the following conditions: (HPB24-014)

23. 1043 SUCCESS AV (Contributing Building) - Installation of a 6 ft. tall wood privacy fence in the south side yard of the subject property.
Subject to the following conditions: (HPB24-015)

**Certificates of Review Administratively Approved
Between 11/8/2023 and 1/19/2024**

24. 809 MISSISSIPPI AV (Contributing Building) - Replace 4 existing wood double-hung sash 4-over-1 and 3-over-1 windows on the south side elevation of the subject house with 4 composite double-hung sash 4-over-1 and 3-over-1 windows (Renewal by Andersen, Subject to the following conditions: 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. (HPB24-016)



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
January 25, 2024**

Project #	HPB24-005
Project Type	Painting of Unpainted Brick on Exterior of Building
Property Address	111 S. Florida Avenue
Historic Name(s)	The W. Fisk Johnson Building
Historic District; FMSF#	Munn Park Historic District; #91-56-14C
Owner	Professional Developers of Central Florida LLC
Applicant	Mr. Zach Miller
Zoning; Future Land Use; Context District; SPI; CRA	C-7; Regional Activity Center; Urban Center; N/A; Downtown CRA
Existing Use	Commercial
Adjacent Properties	Commercial
Previous Approvals	Awning & Window Signs, 4/27/2006 (2006-084); Replace awning, 4/29/2009 (2009-049); Fence, 8/7/2017 (HPB17-144); Minor Exterior Alteration, 11/29/2022 (HPB22-233).

REQUEST

The Applicant requests Final Approval for painting the previously unpainted, natural brick on the front (east) façade of the subject building.

SUMMARY OF BACKGROUND INFORMATION

The subject property is located on the west side of South Florida Avenue, just north of the Polk Theatre, and consists of one lot of record (West Lakeland Subdivision, Block 10, Lot 4 south 60 feet) with a total area of 0.17 acres. On the property is a two-story commercial building, built circa 1921, which is a contributing structure in the Munn Park Historic District. Known as the W. Fisk Johnson Building, it is a two-part commercial structure in the Masonry Vernacular architectural style that has brick and smooth stucco cladding, as well as a flat roof with parapet wall. The front façade features two storefronts with inset entry door areas and awnings, an inset entry to the second floor, and five sets of double- or single-hung sash windows with arched headers; the windows appear to be replacements and not original to this building.

The Applicant seeks approval to retain the paint over the natural brick on the front façade of the building, which was completed in approximately July 2023, without Design Review approval by staff. According to the Applicant’s contractor [Mr. Robbie Collins, Jr. with Corrosion Control Inc., Mulberry, FL company], the system used on the exterior of the brick building consisted of power washing, priming all brick with Sherwin-Williams Loxon primer, and finishing with two coats Sherwin-Williams Sher-Cryl high-performance acrylic coating. In the contractor’s opinion, to remove this system would require abrasive blasting, which would likely damage the brick underneath.

To provide context to this request, it is a part of a complete interior rehabilitation of the building, which included new mechanical and security systems, flooring, framing, wall covering, trim, and paint. The exterior of the building was also painted, including the previously unpainted, historical brick on the building’s upper façade. The other elevations of the building, which consist of previously painted brick, exposed brick, and stucco, were also painted.

APPLICABLE GUIDELINES:

The Secretary of Interior's Standards for the Treatment of Historic Properties ("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:

Standards for Preserving Historic Masonry: Applying paint to masonry that has been historically unpainted or uncoated is NOT RECOMMENDED.

Rehabilitation 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.

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

Rehabilitation 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.

The following *Design Guidelines* apply to this project:

Chapter 6: Historical Development Patterns and New Construction

Sub-Chapter 6.5 Siding and Exterior Wall Cladding

- Original brick or masonry that was not previously painted should not be painted.

ANALYSIS:

Staff finds that painting the unpainted, natural brick on the front façade of the subject building to be inconsistent with both the Standards and Design Guidelines, as well as adversely affects the historic character of this building. While harsh methods of paint removal, such as sandblasting or high-pressure washing, are not recommended as these methods can damage the brick underneath the paint, alternative removal methods exist, such as alkaline and/or organic solvent paint removers, which are gentler and are recommended to safely remove paint from brick.

Staff recommends that the Applicant and/or Owner remove the paint applied to the previously unpainted brick on the front façade in a gentle manner to not damage the brick; this recommendation does not apply to the non-historic brick at the bottom of the front façade storefronts.

STAFF RECOMMENDATION:

Denial of the request as submitted.

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

Little Lake Renovation

111 South Florida Avenue
Lakeland, Florida 33801

22211.01



58 Lake Morton Drive
Lakeland, FL 33801-5344
p 863.682.1882
f 863.687.6346
lic. AAC001580
lunz.com



Digitally signed by Steven J Boyington
Date: 2022.12.19 16:02:14 -05'00'

#	ISSUED FOR	DATE



VICINITY MAP
NO SCALE

Drawing Index				
Sheet Number	Sheet Name	PERMIT 10.18.22	REVISION 1 12.20.22	00.00.00
General				
A-CVR	Cover Sheet	-	-	-
S-001	Life Safety Plan and Code Data	-	-	-
G-006	General Notes and Abbreviations	-	-	-
S-010	Wall Types	-	-	-
Structural				
S-101	Structural Specifications	-	-	-
S-201	Existing Floor Plan	-	-	-
S-202	New Foundation Floor Plan	-	-	-
S-203	New Framing Plan	-	-	-
S-401	Wall Sections	-	-	-
S-402	Wall Sections	-	-	-
Architectural				
A-100	Demolition Floor Plan	-	-	-
A-101	Overall Floor Plan	-	-	-
A-111	Revised Ceiling Plan	-	-	-
A-120	Roof Plan	-	-	-
A-401	Interior Elevations	-	-	-
A-402	Enlarged Restroom Plans and Elevations	-	-	-
A-250	Milbook Elevations and Details	-	-	-
A-401	Schedules and Details	-	-	-
Mechanical				
M-000	Mechanical Legend, Notes, and Abbreviations	-	-	-
M-100	Demolition Floor HVAC and Piping Plan	-	-	-
M-101	Renovation Floor HVAC and Piping Plan	-	-	-
M-100	Overall Roof HVAC and Piping Plan	-	-	-
M-501	Mechanical Details	-	-	-
M-502	Mechanical Schedules	-	-	-
Plumbing				
P-000	Plumbing Legend, Notes, and Symbols	-	-	-
P-100	Plumbing Demolition Floor Plan	-	-	-
P-101	Plumbing Renovation Floor Plan	-	-	-
P-400	Enlarged Floor Plans	-	-	-
P-501	Plumbing Details and Schedules	-	-	-
Electrical				
E-000	Electrical Legend, Notes, and Abbreviations	-	-	-
E-100	Demolition Electrical Floor Plan	-	-	-
E-101	Renovation Lighting Plan	-	-	-
E-201	Renovation Power Plan	-	-	-
E-301	Renovation Special Systems Plan	-	-	-
E-501	Electrical Details	-	-	-
E-401	Electrical Riser Diagrams and Schedules	-	-	-
E-402	Electrical Schedules	-	-	-
ER-201	Electrical Roof Plan	-	-	-
ES-100	Electrical Site Plan	-	-	-

ARCHITECTURAL:
THE LUNZ GROUP
58 LAKE MORTON DRIVE
LAKELAND, FLORIDA 33801
P: 863.682.1882

STRUCTURAL:
FULLONE STRUCTURAL GROUP, INC
9600 #227 KOGER BLVD N
ST. PETERSBURG, FLORIDA 33702
P: 727.577.2222

MEP-FP:
MES GROUP, INC
550 NORTH REO STREET, SUITE 203
TAMPA, FLORIDA 33609
P: 813.289.4700

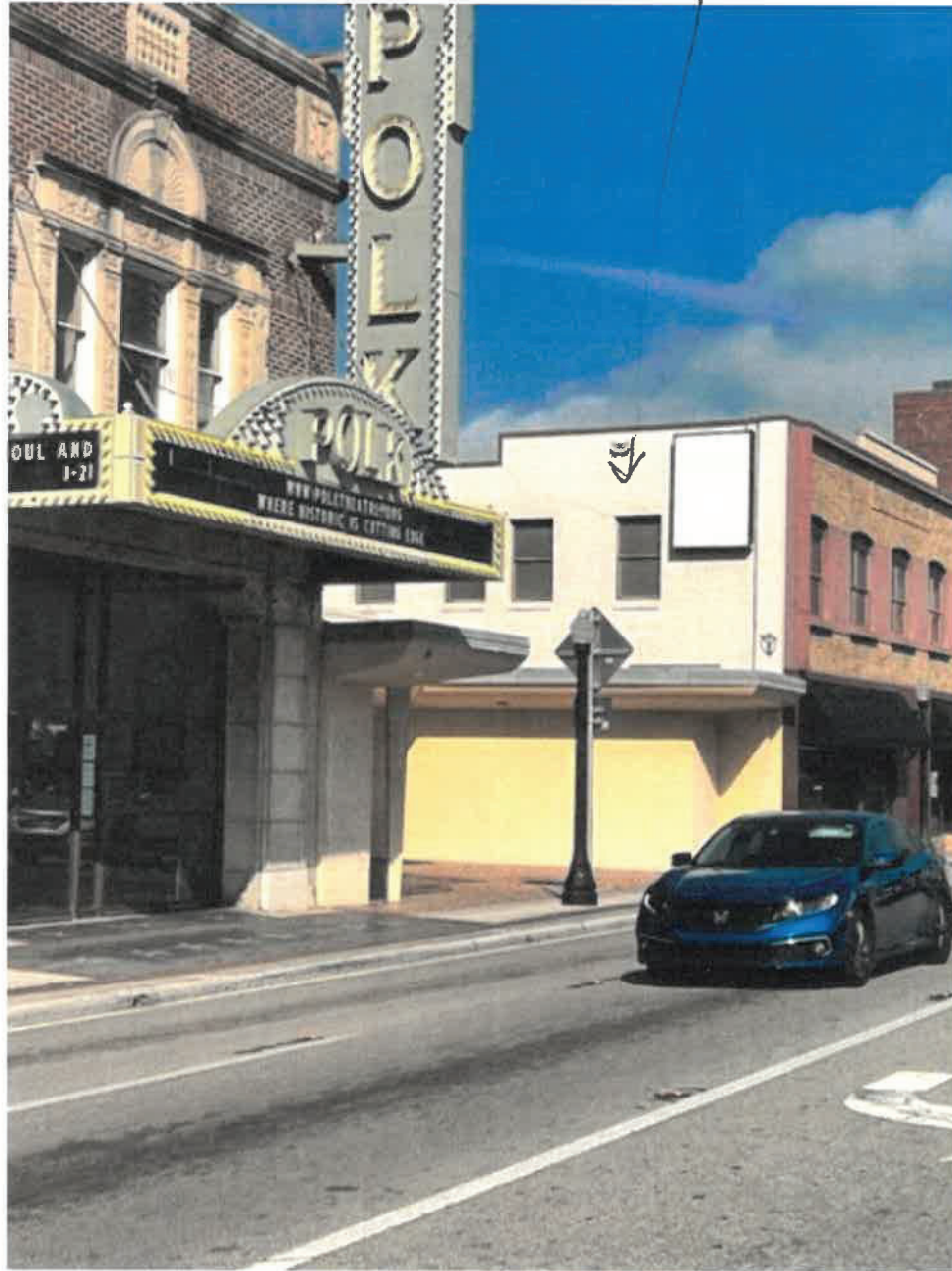
* South facing wall with previous painted brick.



West facing wall with one half of the building as painted brick.



South facing wall with previous
painted brick



East facing wall with partial painted
brick



Paint completed on entire building







← 111 FL-37

Lakeland, Florida

Google Street View

Sep 2022 See more dates



JULY 2023





**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
January 25, 2024**

Project #	HPB24-006
Owner/Applicant	Jose and Stephanie Tirado
Address; Historic Name	810 Vistabula Street; The Rev. James Murray House (CD 1923)
Request	Minor Exterior Alteration: New Window Opening
Historic District; FMSF#	East Lake Morton Historic District; ELM #56
Future Land Use; Zoning; Context District; SPI	Residential Medium; RA-4; Urban Neighborhood; East Lake Morton SPI
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	New Driveway, 2/8/2022 (HPB22-024); Rear and side yard 6' PVC privacy and 4' wood fence, 5/20/2010 (2010-070); Repair original front windows and siding; replace windows; enclose side front door; interior renovation, 1/16/2007 (2007-009).

REQUEST

The Applicants request approval install one new window opening on the west side façade of the subject house and install a new window matching the two-over-two lite configuration of the existing windows on the front elevation of the house.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot of record (Rosedale Addition, Block C, Lot 3) that is 0.16 acres in area. This lot contains a single-family house in the Frame Vernacular architectural style, built circa 1915, that is a contributing building in the East Lake Morton Historic District. The one-story house has a rectangular plan oriented to Vistabula Street, and features a gable-on-hip roof with an integrated front porch supported by wood posts. Additional character-defining features of the house include, drop-lap siding, corner boards, and double-hung sash wood windows with a two-over-two lite configuration.

Due to interior renovations, the Applicants request to install a new window opening, measuring 27¾ inches by 34¾ above the kitchen sink on the west side elevation of the house. The width as well as the two-over-two grid pattern matches existing historic windows. On the exterior, the proposed new window opening is on a wall that is not street facing, beside our driveway, and will be behind a fence.

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, Article 11: Historic Preservation Standards.

The following *Standards* apply to this project:

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.

- Architectural details should be compatible with the architectural style of the building's original design.
- Protect existing architectural details, and retain distinctive features including roofs and porches that give the building its distinguishing character.
- Retain the basic plan of the building.
- Repair or replace deteriorated material with new material that duplicates the old as nearly as possible. If the original detail cannot be maintained or replaced in its original form, it should be modified without disturbing the character of the structure.

Sub-Chapter 6.4 Windows and Shutters (for Contributing Buildings)

- Repair of original windows is encouraged and preferred over replacement.
- Replacement of original windows should only be considered in cases where original windows have deteriorated beyond reasonable repair.
- Windows should reflect the architectural style of the building.
- Existing wood or metal window trim and other decorative details contributing to the building's character should be retained.
- Window openings should be kept in the same proportion as originally provided.
- Window head heights should be consistent throughout the building.
- Replacement window requirements:
 - Must retain the same divided lite/pane pattern as the original;
 - Any muntins must be dimensional and exterior mounted, approximately of the same dimension as the original windows;
 - Must be installed at least 2 inches inside the frame of the window (flush installation is not permitted);
 - Double or grouped windows may not be separated by a standard mull bar and must be separated by a wood or similar mullion of the same dimension as the original mullion.
 - Window must be trimmed out with wood or similar of the same design as the original, including angled sill and top drip edge.
 - Possible substitutes must be approved by the Historic Preservation Board.

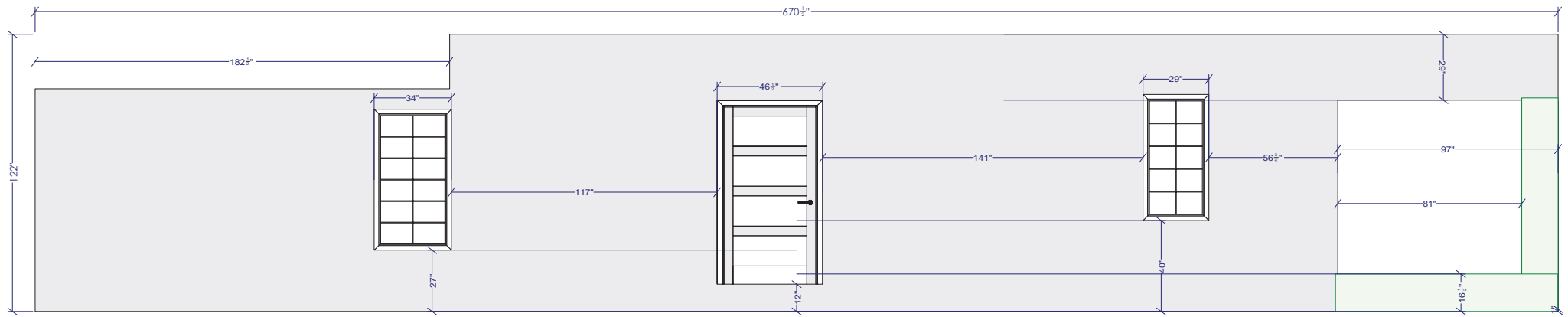
ANALYSIS:

Staff finds that the new window opening requested by the Applicant is an appropriate size and proportion to historical windows found on the subject house and does not overwhelm existing historic features, will be located on a secondary elevation wall, will be installed with an appropriate recess, and features exterior mounted muntins replicating the historic grid pattern found on the front façade windows. For these reasons, this request is found to comply with the intent of the Design Guidelines.

STAFF RECOMMENDATION:

Final Approval of the request as submitted.

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

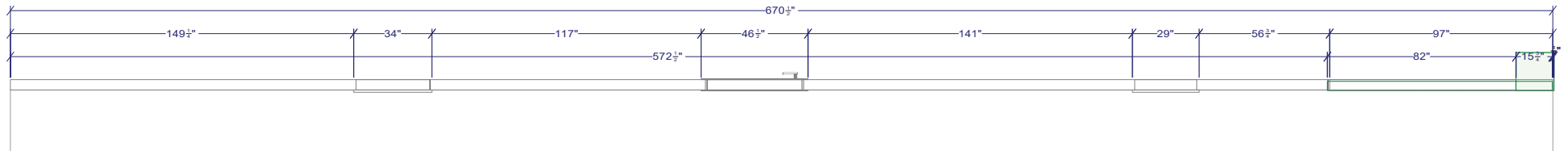


All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 1/3/2024
Printed: 1/3/2024

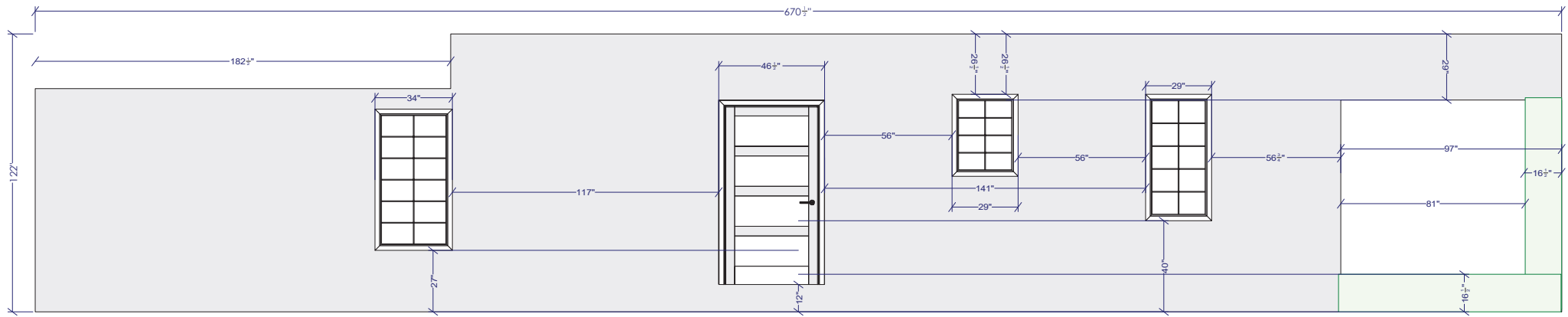


All dimensions & size designations given are subject to verification on job site and adjustment to fit job conditions.



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Designed: 1/3/2024
Printed: 1/3/2024

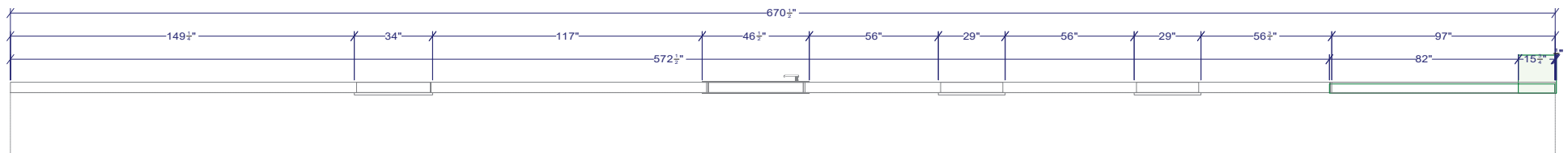


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Designed: 1/3/2024
Printed: 1/3/2024

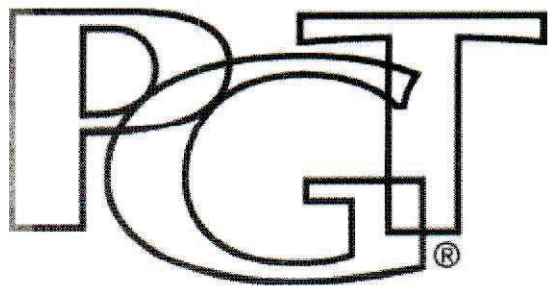


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This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 1/3/2024
 Printed: 1/3/2024



QUOTE

ShipTo: JOYNER LUMBER & SUPPLY CO
 Account#: A00642
 301 S CENTRAL AVENUE 106625
 LAKELAND, FL 33815-4333
 Phone# Fax# (863) 688-7987

Last Modified Date: 01/04/2024 07:42:41
PO#:
Job Name: JOEY TIRADO
Job Address:
 Quote # 7753194
Ship Date:

Sales Person: Les Kline
Customer A/CASH+
 Account #
 Phone# Fax#

Line #	Item Description	Quantity	Line Pricing	
0001 (2.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 1.00	<u>Sell Price</u> \$296.76	<u>Ext Price</u> \$296.76
Configuration: 27.75X34.75X.,STD,1-3/8" NAIL FIN,W,EQUAL,IG,CL,ES,7/8" TD,1V0H/1V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL				
		<p>Certification Type: FPA Vent Configuration: EQUAL Size Selection: CUSTOM Width: 27 3/4 Actual Size: 27 3/4 X 34 3/4 Wood Frame Opening: 28 X 35 Frame Color: W - White Glass Family: IG - Insulating Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN) Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: SDLT0875 - 7/8" Traditional SDL Grid Location: UNIT Summary Bottom: 2A1D LITES (1V0H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Acc Glass Breakage: N Vent Ht: 17.0179 CAR#: EVAL REPORT NegativeDesignPressure: 50.0000 EnergyStar: NONE UF: 0.3300 VT: 0.4900 CPD: PGT-K-208-02263-00001</p> <p>Frame Type: 1.375FIN Window Style: STD Size Ref: ACTUAL Height: 34 3/4 Rough Masonry: 29 1/2 X 35 3/4 Egress Opening: 23 1/2 X 12 3/4 (2.0758 SQFT) Balance Type: CONSTANT Glass Makeup: IGA208A2 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 2A1D LITES (1V0H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Boxing Options: BS - Box Screen Decralite: N Prep for Mull: N PositiveDesignPressure: 50.0000 PANumber: FL1435 CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.2800 VTCOG: 0.7200</p>		
Location: ext grids		Notes:		

<u>Products Ordered</u>	<u>Total Quantity</u>
SH5400	1

TOTAL S
TOTAL C

**SERIES SH5400 NON-IMPACT RESISTANT, VINYL
SINGLE HUNG WINDOW**

FLORIDA PRODUCT APPROVAL #1435

IMPACT RATING
NOT RATED FOR IMPACT
RESISTANCE

DESIGN PRESSURE RATING
SEE TABLE 1

1) THIS PRODUCT HAS BEEN DESIGNED & TESTED TO COMPLY WITH THE REQUIREMENTS OF THE CURRENT FLORIDA BUILDING CODE.

2) SHUTTERS ARE REQUIRED WHEN USED IN WIND-BORNE DEBRIS REGIONS.

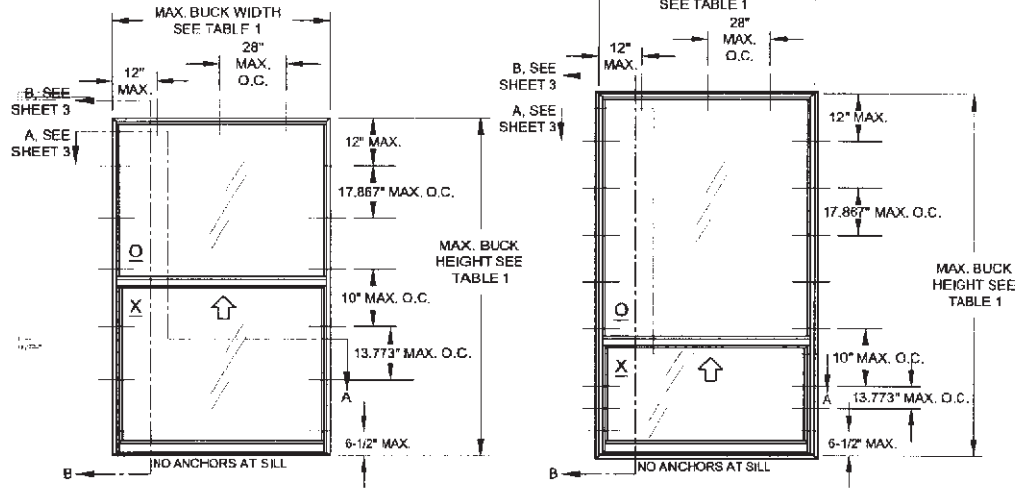
3) MASONRY ANCHORS MAY BE USED INTO WOOD AS PER TABLES 2&3. ALL WOOD BUCKS LESS THAN 1-1/2" THICK ARE TO BE CONSIDERED 1X INSTALLATIONS. 1X WOOD BUCKS ARE OPTIONAL IF UNIT IS INSTALLED DIRECTLY TO SUBSTRATE. WOOD BUCKS DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED TO PROPERLY TRANSFER LOADS TO THE STRUCTURE. WOOD BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD.

4) ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. USE ANCHORS OF SUFFICIENT LENGTH. ANCHORS AND FRAME CORNERS SHOULD BE SEALED. OVERALL SEALING/FLASHING STRATEGY FOR WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS AND IS BEYOND THE SCOPE OF THESE INSTRUCTIONS.

5) SHIMS ARE REQUIRED AT EACH ANCHOR LOCATION WHERE THE PRODUCT IS NOT FLUSH TO THE SUBSTRATE. USE SHIMS CAPABLE OF TRANSFERRING APPLIED LOADS. WOOD BUCKS, BY OTHERS, MUST BE SUFFICIENTLY ANCHORED TO RESIST LOADS IMPOSED ON THEM BY THE WINDOW.

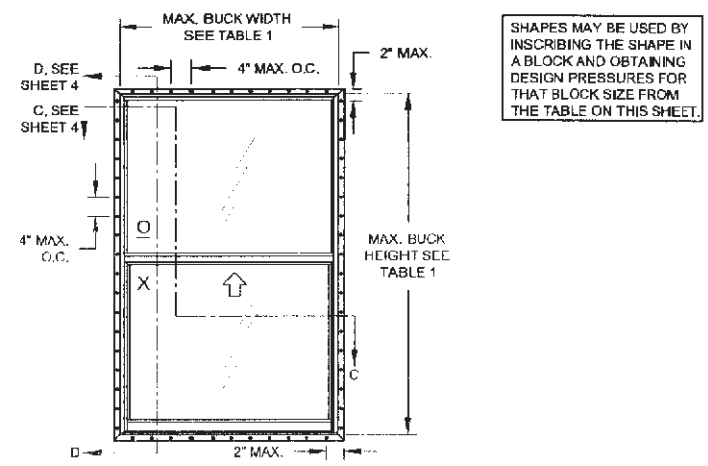
6) THE ANCHORAGE METHODS SHOWN HAVE BEEN DESIGNED TO RESIST THE WIND LOADS CORRESPONDING TO THE REQUIRED DESIGN PRESSURE. THE 33-1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. THE 1.6 LOAD DURATION FACTOR WAS USED FOR THE EVALUATION OF ANCHORS INTO WOOD. ANCHORS THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR CORROSION RESISTANCE.

7) FRAME FLANGES OR INTEGRAL FINS MAY BE TRIMMED IN-FIELD TO CREATE EQUAL-LEG FRAME.



ELEVATION FOR TYP. EQUAL LEG FRAME,
EQUAL-LITE CONFIGURATION

ELEVATION FOR TYP. FLANGE FRAME,
PROVIEWORIEL CONFIGURATION
(COTTAGE SIMILAR)



ELEVATION FOR TYP. FIN OR J-CHANNEL FRAME,
EQUAL-LITE CONFIGURATION
(SIMILAR ANCHOR DIMENSIONS FOR OTHER CONFIGURATIONS)

TABLE 1

Window Buck Size		Configuration	Reinf. Level	Design Pressure		Product Rating
Width	Height			(+) psf	(-) psf	
40"	53"	Equal-lite	R4	50.0	70.0	R-PG50
36"	62"	Std. ProView	R4	50.0	50.0	LC-PG50
36"	67-9/16"	Custom Sash	R1	50.0	50.0	LC-PG50
52-1/8"	84"	Equal-lite				
52-1/8"	84"	Std. ProView				
52-1/8"	91-13/16"	Custom Sash				
52-1/8"	84"	Equal-lite	R2	65.0	70.0	LC-PG65
52-1/8"	84"	Std. ProView				
52-1/8"	91-13/16"	Custom Sash				

MIN. SASH HEIGHT = WINDOW BUCK HEIGHT - 50.136 (APPLIES TO ANY HEIGHT 91.78" OR LESS).

D) NO CHANGES ON THIS SHEET.

Revision: _____

PREPARED BY A. LYNN MILLER
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(841) 480-1600

REGISTRATION #239296

DATE 06/12/11

BY A. MORLESIN

PROJECT VINYL SINGLE HUNG WINDOW (N1)

GENERAL NOTES & ELEVATION.

1 OF 4

SH5400

SH5400FPA-N1

PGT
Custom Windows and Doors
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34276
(841) 480-1600

ANTHONY LYNN MILLER
LICENSE
No. 58705
10/11/23
STATE OF FLORIDA
PROFESSIONAL ENGINEER

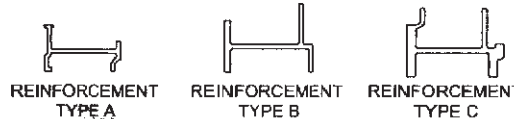
A. LYNN MILLER, P.E.
P.E.# 58705

TABLE 2: ANCHORS INSTALLED THROUGH FRAME

Anchor	Substrate	Min. Edge Distance	Min. Embedment
#10 SMS (steel, 18-8 S.S. or 410 S.S.) Max. DP of 50.0 psf	P.T. Southern Pine (SG=0.55)	7/16"	1-3/8"
	Steel, A36	3/8"	0.050"
	Steel Stud, A653 Gr. 33	3/8"	0.0346" (20 Ga.)
#12 SMS (steel, 18-8 S.S. or 410 S.S.)	P.T. Southern Pine (SG=0.55)	9/16"	1-3/8"
	Steel, A36	3/8"	0.050"
	Steel Stud, A653 Gr. 33	3/8"	0.0346" (20 Ga.)
3/16" Ultracon+ Max. DP of 50.0 psf	P.T. Southern Pine (SG=0.55)	7/16"	1-3/8"
	Concrete (min. 3 ksi)	1"	1-3/8"
	UngROUTed CMU, (ASTM C-90)	1"	1-1/4"
1/4" Ultracon+	P.T. Southern Pine (SG=0.55)	1"	1-3/8"
	Concrete (min. 3 ksi)	1-3/16"	1-3/4"
	UngROUTed CMU, (ASTM C-90)	1"	1-1/4"
1/4" Crete-Flex (410 S.S.)	P.T. Southern Pine (SG=0.55)	1"	1-3/8"
	Concrete (min. 3.35 ksi)	1"	1-3/4"
	UngROUTed CMU, (ASTM C-90)	2-1/2"	1-1/4"
1/4" Aggre-Gator (18-8 S.S.)	Concrete (min. 3.275 ksi)	1-1/2"	1-3/8"
	P.T. Southern Pine (SG=0.55)	1"	1-3/8"
	UngROUTed CMU, (ASTM C-90)	2"	1-1/4"

TABLE 4: REINFORCEMENT TYPES

Level	Reinforcement			
	Upper Lite Bottom Rail	Top Rail	Lower Lite Bottom Rail	Side Rails
R1	B	A	A	A
R2	C	A	A	A
R4	B	A	A	N/A



WINDOW SHAPES AS SHOWN BELOW OR SIMILAR, MAY BE USED BY INSCRIBING THE SHAPE IN A BLOCK AND OBTAINING DESIGN PRESSURES AND ANCHORAGE FOR THAT BLOCK SIZE FROM THE TABLE ON SHEET 1.

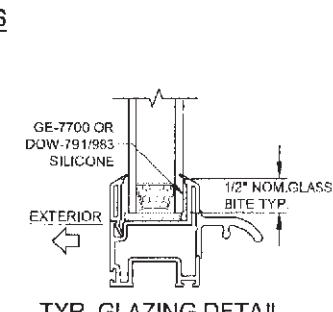
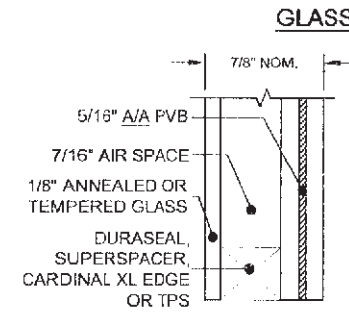
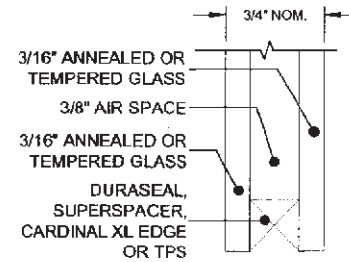
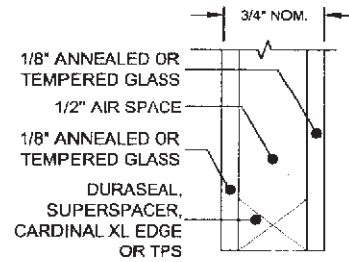
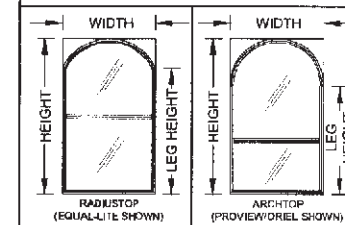


TABLE 3: ANCHORS INSTALLED THROUGH INTEGRAL FIN

Anchor	Substrate	Min. Edge Distance	Min. Embedment
2-1/2" x .131" Common Nail Max. DP of 50.0	P.T. Southern Pine (SG=55)	9/16"	2-7/16"
2-1/2" x .131" Ring-shank Nail	P.T. Southern Pine (SG=55)	9/16"	2-7/16"
2-1/2" x .145" Roofing Nail	P.T. Southern Pine (SG=55)	9/16"	2-7/16"
#10 SMS (steel, 18-8 S.S. or 410 S.S.)	P.T. Southern Pine (SG=55)	3/4"	1-3/8"
	Aluminum, 6063-T5	3/8"	0.0713" (14 Ga.)
	Steel Stud, Gr. 33	3/8"	0.0346" (20 Ga.)
	Steel, A36	3/8"	0.050"

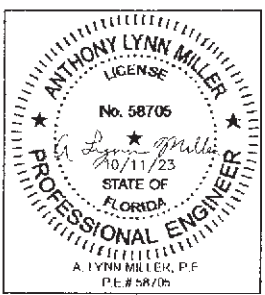
ANCHOR NOTES FOR TABLES 2 & 3:

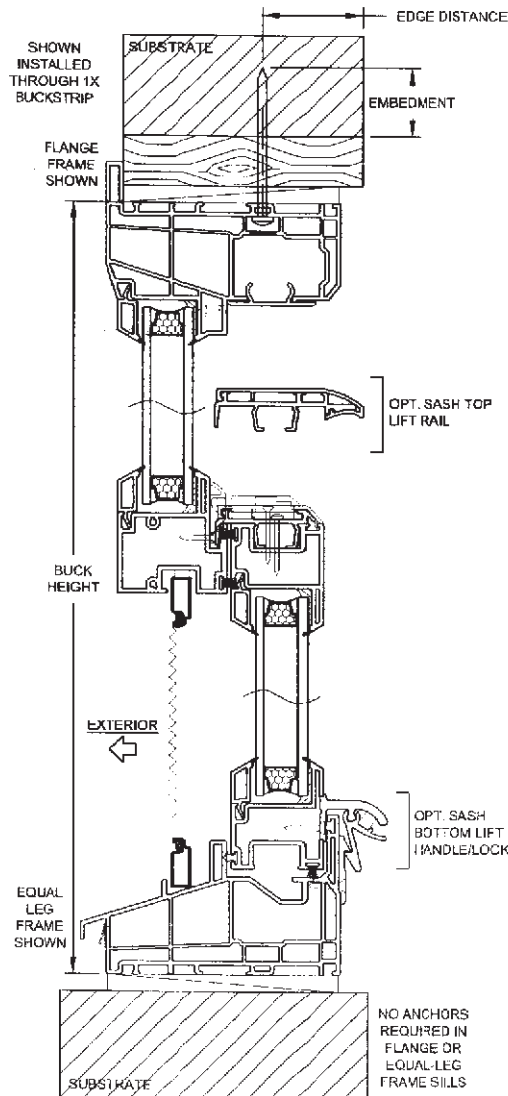
- 1) "UNGROUTED CMU" VALUES MAY BE USED FOR GROUTED CMU APPLICATIONS.
- 2) ALL ANCHOR HEAD TYPES ARE ACCEPTABLE.
- 3) ANCHOR LENGTH TO BE SO THAT A MIN. OF 3 THREADS EXTEND BEYOND THE METAL SUBSTRATE.

Revision:	

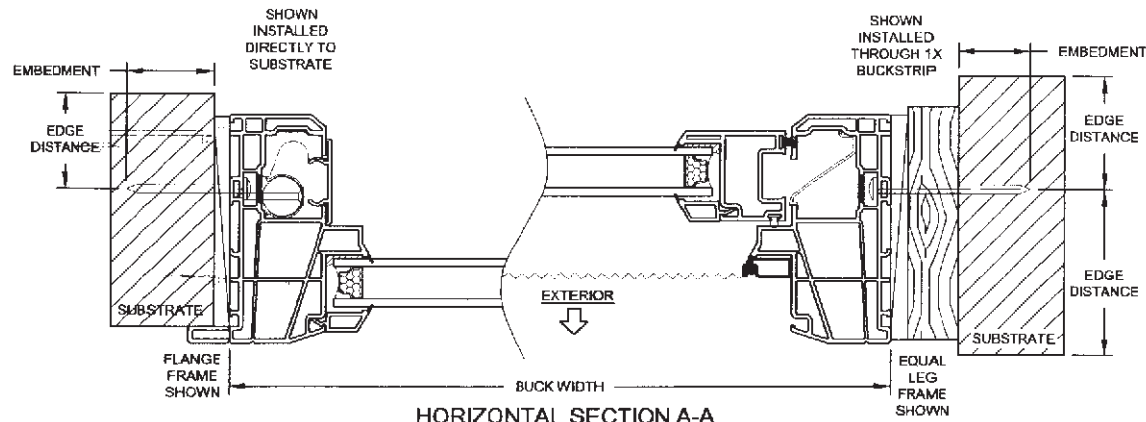
D) REMOVED ULTRACON 1/4" & 3/8" FROM ANCHOR TABLES.

PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	REGISTRATION #29296	06/12/11	FILE
	VINYL SINGLE HUNG WINDOW (NI)		
CUSTOM WINDOWS AND DOORS 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	ANCHOR & GLAZING DETAILS	A. MORLESIN	FILE
		SH5400	FILE
2 OF 4		SH5400FFA-NI	FILE

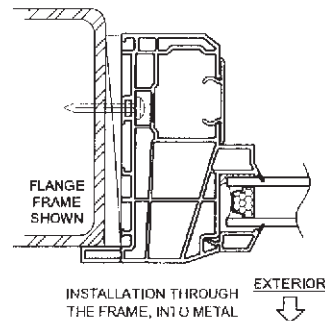




VERTICAL SECTION B-B



HORIZONTAL SECTION A-A

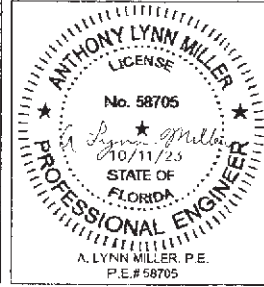


INSTALLATION NOTES:

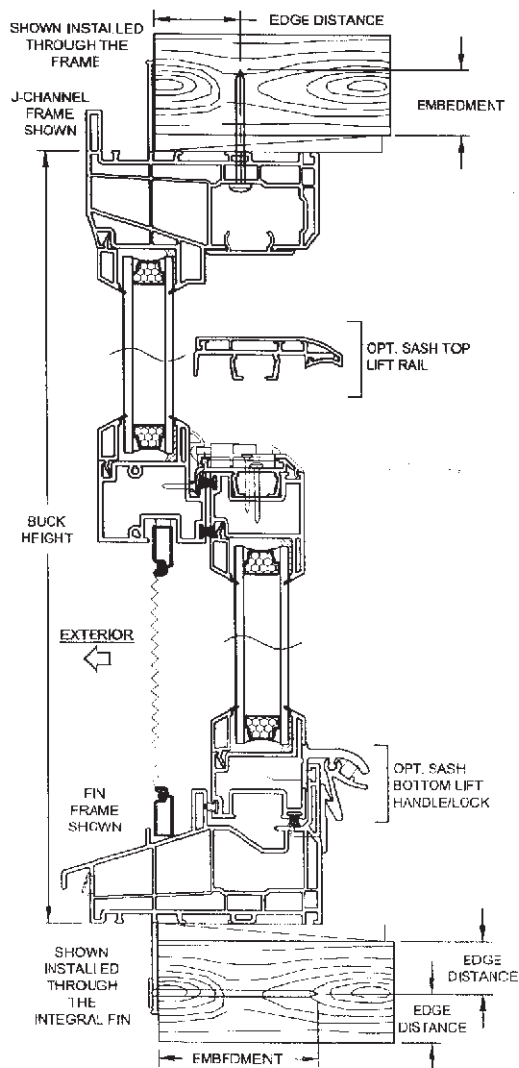
- 1) SEE SHEET 1 FOR SPACING REQUIREMENTS.
- 2) SEE TABLE(S) ON SHEET 2 FOR ANCHORAGE AND SUBSTRATE REQUIREMENTS.
- 3) MAX. SHIM THICKNESS TO BE 1/4".
- 4) GLASS SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY DIFFER TO MEET DESIGN REQUIREMENTS.
- 5) FIN AND/OR FLANGE MAY BE REMOVED TO CREATE OTHER FRAME TYPES.

Revision: **D) NO CHANGES IN THIS SHEET.**

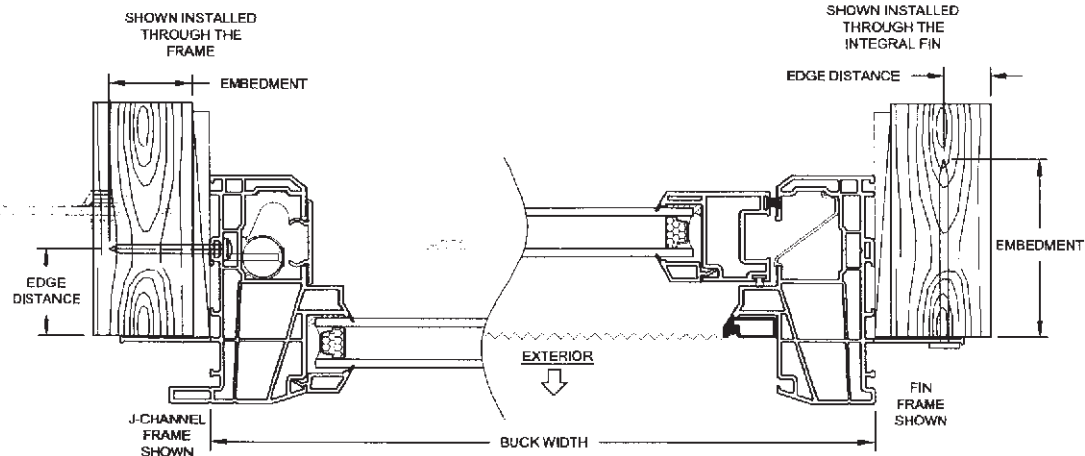
PGT Custom Windows and Doors 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (841) 480-1600	REGISTRATION #29296	Date 06/12/11	Rev. D
	VINYL SINGLE HUNG WINDOW (NI)	Drawn A. MORLESIN	No. SH5400FFPA-NI
FLANGE INSTALLATIONS.	3 OF 4	Sheet SH5400	Title D



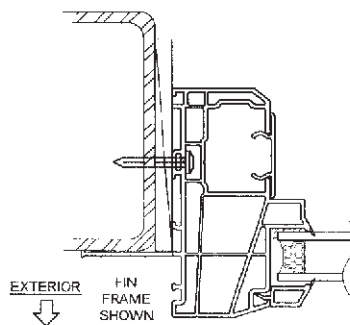
A. LYNN MILLER, P.E.
P.E.# 58705



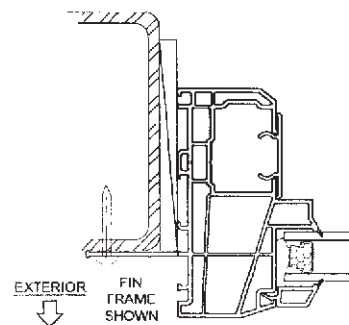
VERTICAL SECTION D-D



HORIZONTAL SECTION C-C



INSTALLATION THROUGH THE FRAME, INTO METAL



INSTALLATION THROUGH THE INTEGRAL FIN, INTO METAL

INSTALLATION NOTES:

- 1) SEE SHEET 1 FOR SPACING REQUIREMENTS.
- 2) SEE TABLE(S) ON SHEET 2 FOR ANCHORAGE AND SUBSTRATE REQUIREMENTS.
- 3) MAX. SHIM THICKNESS TO BE 1/4".
- 4) GLASS SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY DIFFER TO MEET DESIGN REQUIREMENTS.
- 5) FIN AND/OR FLANGE MAY BE REMOVED TO CREATE OTHER FRAME TYPES.

Revision: D) ADD NOTE INSTALL OP. 4

PREPARED BY A. LYNN MILLER 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	REGISTRATION #28296	06/12/11	A. MORLESIN SH5400FPA-NI
	DATE	DATE	
PGT Custom Windows and Doors 1070 TECHNOLOGY DRIVE N. VENICE, FL 34275 (941) 480-1600	VINYL SINGLE HUNG WINDOW (NI)		4 OF 4
	FIN INSTALLATIONS.		SH5400

