



AGENDA
HISTORIC PRESERVATION BOARD
Lakeland Electric Building, Conference Rooms 1A & 1B
April 25, 2024, 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 March 28, 2024 Historic Preservation Board meeting minutes.
- III. Old Business:
 - A. [HPB24-005 – 111 S. Florida Avenue](#) – Continuation of the Appeal of the Design Review Committee decision from January 25, 2024 that denied the request to maintain the painted brick on the front façade of the building on the subject property. Owner: Professional Developers of Central Florida LLC. Appellant: Mr. Zach Miller.
 - B. Historic Lakeland, Inc. Watch List Report (no change since last month)
 - i. 137 Lake Morton Drive
 - ii. 2430 New Jersey Road
 - iii. 302 E. Belvedere Street
 - iv. 632 Easton Street
 - v. 2304 Carolina Avenue
 - vi. 849 E. Lime Street
- IV. New Business:
 - A. Announcements for Historic Preservation Month in May:
 - i. HP Month Proclamation presented by Mayor Mutz May 6, 2024, 9:00am, City Commission Meeting
 - ii. Discover Your Home’s History Workshop with LuAnn Mims and Emily Foster, May 9, 2024, 5:30pm, Lakeland History Room at Lakeland Library Main Branch
 - iii. Annual Historic Preservation Awards Presentation, May 20, 2024, 6:00pm, Polk Theatre
 - iv. Historic Preservation Board Annual Review, May 23, 2024, following the HPB & DRC regular meetings.
- V. Adjourn for Design Review Committee.

MINUTES

HISTORIC PRESERVATION BOARD
City Commission Chambers
Thursday, March 28, 2024
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; Adam Abitbol, Bruce Anderson, Jason Hill, Ricardo Jimenez, 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

Acting Chair MeLynda Rinker called the March 28, 2024 meeting of the Historic Preservation Board (“Board”) to order at 8:32 a.m. A quorum was reached, as eight Board members were present.

II. Review and Approval of Previous Meeting Minutes

Ms. Natalie Oldenkamp motioned to approve the February 22, 2024 meeting minutes as presented. Dr. Bruce Anderson seconded the motion. The motion passed 6—0.

III. Old Business:

- A. Historic Lakeland, Inc. Watch List Report
 - i. 137 Lake Morton Drive (continued from 2023)
 - ii. 2430 New Jersey Road (continued from 2023)
 - iii. 302 E. Belvedere Street (continued From 2023)
 - iv. 632 Easton Street
 - v. 2304 Carolina Avenue
 - vi. 849 E. Lime Street

Ms. Emily Foster provided an update on the properties under the Historic Lakeland, Inc. Watch List. Ms. Natalie Oldenkamp motioned for staff to do some preliminary research on the Historic Lakeland, Inc. Watch List. Ms. Britney Wilson seconded the motion. The motion passed 8—0. Ms. Foster stated that the research would be on properties not currently in the historic district.

- B. **HPB24-005 – 111 S. Florida Avenue** – Appeal of the Design Review Committee decision from January 25, 2024 that denied the request to maintain the painted brick on the front façade of the building on the subject property. Owner: Professional Developers of Central Florida LLC. Appellant: Mr. Zach Miller.

Ms. Foster stated the applicant requested an additional month to gather evidence for the appeal.

MOTION: Postpone item until the April 25th meeting to give the applicant the opportunity to bring in the requested documentation and evidence. (B. Anderson/B. Wilson, 6—0).

IV. New Business:

A. Welcome New Board Members Adam Abitbol and Jason Hill. Staff and the Board welcomed Mr. Abitbol and Mr. Hill.

V. Adjourn for Design Review Committee.

The meeting adjourned at 8:46 a.m.

Chair, Historic Preservation Board

Senior Planner, Historic Preservation



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

Project #	HPB24-005
Project Type	Appeal of January 25, 2024 DRC Decision
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;	C-7; Regional Activity Center;
Context District; SPI; CRA	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 to maintain paint on the building's front façade natural brick, painted without Certificate of Review approval was denied by DRC 1/25/2024 (HPB24-005).

REQUEST

The Applicant has appealed the denial decision of the Design Review Committee, made on January 25, 2024, to maintain the painted condition of the previously unpainted, natural brick on the front (east) façade of the subject building. This appeal was continued from the February 22, 2024 and March 28, 2024 Historic Preservation Board meetings. Additional evidence to support the Applicant's appeal was provided to staff in April 2024.

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.

On January 25, 2024, the Applicant sought 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.

Painting the exterior of the building was part of an overall rehabilitation of the building, which included new mechanical and security systems, flooring, interior framing, wall covering, trim, and paint.

On April 10, 2024, the Applicant provided additional evidence to substantiate the appeal, including a professional opinion from the Applicant's contractor and a third-party opinion from RSR Industrial Group on the methods and viability of removing the paint from the historic brick on the subject building. Both opinions cited abrasive methods to remove the Loxon primer/sealer and paint, which would likely damage the historic brick and are not recommended.

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

- Historic brick or masonry that is unpainted should not be painted.

ANALYSIS:

Painting unpainted, natural brick is inconsistent with both the Standards and Design Guidelines. Abrasive methods of paint removal are never recommended for historic buildings since these methods are likely to damage historic building fabric. Alternative paint 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 researched the general effects of using Sherwin Williams Loxon masonry primer/sealant and found that this product is intended for modern masonry surfaces. When used on modern masonry including brick, the Loxon product can be removed using solvents effectively. However, when using this product on porous historic brick, as in the case of the subject building, the Loxon fills in cracks and voids within the brick's structure, making complete removal impossible without damaging or significantly altering the brick. Even if gentler methods of paint removal are undertaken, the brick will likely still show evidence of paint. Given this finding, along with the additional professional opinions provided by the Applicant, staff recommends that the painted condition of the historic brick on the front (east) elevation of the subject building be approved to remain painted.

To be clear, this staff recommendation for this individual case should not be construed as setting a precedent for painting historically unpainted brick. The Standards and Design Guidelines are clear that painting historically unpainted brick is not acceptable.

STAFF RECOMMENDATION:

In light of the new evidence presented, staff recommends that the Historic Preservation Board reverse the decision of the Design Review Committee and approve the request as submitted.

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

← 111 FL-37



Lakeland, Florida

Google Street View

Sep 2022 [See more dates](#)



WonderHere
A STORE & GALLERY SPACE

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A STORE & GALLERY SPACE

SOUND HOUSE
Studios



SOUND HOUSE
STUDIOS

115

118

NGSTON

St. Philip
LSC

HPB April Meeting Submittals:

Dear HPB,

Please see a short description of the documents enclosed and let me know if there is anything else you might need prior to the meeting. I asked both Corrosion Control and RSR (who came recommended from TECO,FPL, and other major companies that use specialty coatings as well as coating removal.

RSR Industrial- 3rd Party Coating Contractor Report

Project Review RSR industrial Coatings- Zach Miller paid RSR, a third party contractor not involved in the project to review the site, the paint and primer used, as well as offer recommendations for removal (if appropriate) and maintenance.

Corrosion Control- 3rd Party Coating Contractor letter of materials used and recommendations

I also walked through downtown to document buildings that are currently utilizing painted brick. There are over 15 different buildings in total that are painted within the historic district on South Fl Ave. I have documented (4) that are on the main drag (as it was referred to in the February meeting from the HPB committee) and included pictures.

While I absolutely acknowledge we missed the mark in the requirements of HPB, I am confident the coating system we used on the building will preserve the historic brick, I have demonstrated that removing the coating system will absolutely damage or destroy the existing brick, and that painting historic brick is not out of precedent. I look forward to meeting with you all again on April 25th for final resolution.

Pictures of historic buildings currently in down town that have painted historic brick

Sherwin Williams Paint Co- 617 Florida Ave S

Organic Coffee Shop/For Lease- 401 Florida Ave S

Ajax Auto- 701 Florida Ave S

The Colonial Building- 908 Florida Ave S

Zach Miller

Zach Miller
2219 Nevada Rd
Lakeland, FL 33803
863-640-9868







Project Address: 111 South Fl Ave

Client: Zach Miller

Project Review:

Paint Removal on historic brick building





1577 Centennial Blvd.
Bartow, FL 33830 USA.
Website: www.rsriindustrial.com

Little Lake 111 South FI Ave – Review of painted brick, materials, methods, and viability of paint removal

Zach Miller
2219 Nevada Rd
Lakeland, FL 33803

RSR is pleased to review and offer recommendations on removing paint of historic brick at 111 South FI Ave

- **RSR was requested to inspect and make recommendations on removing the paint at 111 South FI Ave. After review and a site walk down, my notes and recommendations are as follows:**

As-Is conditions:

- There are (4) different kinds of brick, and stucco currently as façades on the building
- The brick on the North and East side appear to be the oldest and most damaged brick (See pictures)
- The brick on the South and East sides have been patched in over the years
- The paint system that was used SW LOXON (Masonry/Primer and Sealer)/SW Emerald Exterior top coat is an appropriate system

Recommendation:

- While RSR does understand the HPB request to remove the paint, we would highly recommend that you do not remove the existing paint and primer. Traditionally, once paint is applied to brick it is never recommended to remove it.
- The only methods to truly remove the paint (Abrasive blasting or equipment) will cause serious damage and shorten the life of the brick. The risks include loosening the mortar, which would allow moisture to penetrate into the structure, burnishing the outer surface of the brick, which leaves the interior exposed (causing spalling and eventual complete deterioration), creating new, unforeseen issues, by damaging the exterior protecting façade.

Suggested Maintenance:

- Annual painting touch up to keep the paint fresh and protect the brick
- Continued monitoring of the stucco covered areas as they appear to also be deteriorating (probably covered the deteriorated brick underneath)
- Monitor all chipped or pre-damaged areas to ensure longevity

Pictures- See below

- **North Wall Spalling-** This pictures shows old brick that was starting to show signs of spalling. This should be monitored and re-coated with paint
- **North Wall Deterioration-** This picture is showing the top layer of brick had been burnished. The interior brick is soft and can't withstand the elements, it was in process of complete failure
- **East & North Wall Abrasion-** At some point abrasive techniques were used (sand blast or high pressure water) and have made deep cuts into the brick. If the attempt is made to remove the paint effectively, the same type of damage will occur in varying degrees.

Please don't hesitate to contact us if you should have any questions.

Cordially,

Rick Toney
Owner

RSR Industrial Group
M: (813) 433-8861
E: rick@rsriindustrial.com





1577 Centennial Blvd.
Bartow, FL 33830 USA.
Website: www.rsriindustrial.com

Little Lake 111 South Fl Ave – Review of painted brick, materials, methods, and viability of paint removal



North Wall Spalling- This picture depicts multiple areas of brick spalling. This is typical for historic brick that was cleaned using high pressure or abrasive methods. The paint system is currently protecting the brick from further deterioration. RSR recommends monitoring and maintaining the coating to ensure longevity.



North Wall Deterioration- This picture shows severe deterioration on multiple bricks. This damage is similar on the North, East, and West side of the building. The top layer of brick has been burnished leaving the soft inner layer exposed. This is also an example of what we would expect to see with blasting, abrasive removal, or stripping agents that are strong enough to remove the paint. The paint system that was installed is doing exactly what it is intended to do by protecting the brick from further damage and deterioration. RSR recommends monitoring and maintaining the coating to ensure longevity. Attempting to remove the paint will damage more of the intact bricks and will further damage or destroy the already deteriorated bricks shown.



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Bartow, FL 33830 USA.
Website: www.rsrindustrial.com

Lake 111 South Fl Ave – Review of painted brick, materials, methods, and viability of paint removal



North & East Abrasion degradation. At some point in the past abrasive techniques (sand or high pressure water) were used to either clean or remove existing coating or surface material. What is shown here is the unrepairable damage created. While the damage shown here is a cone shaped line attempting to blast or remove the paint now will create the same issues. RSR recommendation is to leave the existing coating system on the building. The system is protecting and preserving the building from what appears to be previous damage and lack of maintenance.



April 2, 2024

To whom it may concern,

As the President of Corrosion Control, Inc., I have had the pleasure of working with Zachary Miller through multiple projects with our company.

With regard to removing the paint off the existing historic brick, my recommendation would be to leave it as is. Old brick is incredibly porous and soaks up paint very quickly. This is why, once brick is painted, it should remain painted. The only measures you can take to remove the paint are very abrasive and will absolutely result in damaging or destroying the brick.

The only good options for removal are abrasive blasting, high pressure water, grinding discs, flapper wheels, or very caustic chemicals. Seeing as this is old historic brick, where some of the materials may have lost their consolidation and bonding characteristics, you are far more likely to cause unnecessary damage.

Regards,
Robbie Collins Jr.
robbiejr@ccpaintersfl.com
ccpainters7@verizon.net

PO Box 169
Mulberry, FL 33860
Phone: 863-425-3101
Fax: 863-425-8298



AGENDA
DESIGN REVIEW COMMITTEE
Lakeland Electric Building, Conference Rooms 1A & 1B
April 25, 2024
immediately following the Historic Preservation Board Meeting

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- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the March 28, 2024 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. [HPB24-065 – 602 W. Park Street](#) – Final Approval for the new construction of an accessory dwelling unit at the subject address. Owner/Applicant: Ms. Carla Johnson.
 - C. [HPB24-080 – 1046 Lexington Street](#) – Final Approval to construct a carport addition onto the front elevation of the house at the subject address. Owner: Mr. Jason Newton. Applicant: Mr. Dan Sharrett, Sharrett Construction LLC.
- V. Other Business: NONE
- VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE

City Commission Chambers

Thursday, March 28, 2024

(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, Ricardo Jimenez, Natalie Oldenkamp, Michael Porter, MeLynda Rinker and Britney Wilson were present. Historic Preservation Board members Adam Abitbol and Jason Hill were also present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation, Christelle Burrola, Planning Assistant, and Alex Landback, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

The meeting was called to order by Chair MeLynda Rinker at 8:47 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Ms. Natalie Oldenkamp motioned to approve the February 22, 2024 meeting minutes. Ms. Britney Wilson seconded the motion. The motion passed 6—0.

III. Review of Certificates of Review administratively approved.

A list of twenty-seven (27) administratively approved Certificate of Review projects covering the period 2/16/24-3/21/24 was included with the agenda packet. In response to Chair Rinker, Ms. Emily Foster stated the non-illuminated ground sign will be installed on S Lake Avenue near the entrance to the parking lot and is appropriately sized. 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. HPB24-044 – 1016 Oakhill Street – Final Approval for replacement siding on the house at the subject address. Owner: Mr. James Fields. Applicant: Mr. Jordan Napoles, Mark Brown Construction.

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 is an interior lot that is 0.23 acres in size. On this property is a one-story masonry and frame vernacular house built circa 1948, which is a contributing building in the Lake Hunter Terrace Historic District. The house is mostly clad in straight-edge Transite asbestos shingle siding with a textured, vertical grain. (Transite is a trade name for Johns-Manville asbestos-cement wallboard). The Applicant requests to remove all existing asbestos siding and trim on the house and detached garage and replace it with James Hardie fiber-cement lap siding with a 7-inch exposure and wood grain texture, and 4- and 6-inch James Hardie smooth trim for around windows and doors. While the condition of the existing Transite siding is fair, with some visible chips and cracks, the underlying reason for this request is that the homeowner is having issues with securing homeowners insurance due to the asbestos material within the siding.

Ms. Foster stated that the request was evaluated using Secretary's Standards for Rehabilitation #9, #10 and Chapter 6 of the Design Guidelines for Historic Properties. Staff finds that the use of fiber-cement lap siding for replacing wood lap siding is consistent with the Standards and Design Guidelines, and the lap style of this material has been approved as a replacement siding type for

non-contributing houses with asbestos shingle siding. However, as the subject house is a contributing building in a Historic District, it is recommended that the Applicant use a fiber-cement shingle type siding as a more compatible imitation of the straight-edge Transite siding. The use of Hardie fiber-cement trim as replacement trim for the windows and doors of both structures, as requested, is consistent with the Standards and Design Guidelines. Finally, as the detached garage is an accessory building and subordinate to the house, staff finds the use of Hardie fiber-cement lap siding acceptable for use on this structure.

Ms. Foster stated staff recommends approval of the request to remove the existing Transite siding on the house and detached garage and the installation of replacement siding and trim as requested with the following condition:

1. For the replacement siding on the house only, use a fiber-cement, straight-edge shingle siding to simulate the appearance of the Transite siding.

Chair Rinker asked if the Applicant had any additional comments or questions. Mr. Jordan Napoles was present in support of the request. He stated it would be cost-prohibitive to use the shingle siding to mimic the existing Transite siding and would prefer to use lap siding. The reason for this is due to the longer lengths available for the Hardie lap siding, resulting in less labor and time to install.

In response to Dr. Bruce Anderson, Mr. Napoles stated the primary reason for the exception is cost. Mr. Napoles stated from a contractor standpoint, he thinks the lap siding looks more appealing.

In response to Chair Rinker, Mr. Napoles stated the shingle siding pieces come in lengths of three to four feet versus the lap siding pieces that come in lengths of about ten feet.

Dr. Anderson stated he is concerned that if the Board makes an exception based solely on cost, it could set precedence for future requests.

In response to Ms. Britney Wilson, Mr. Napoles stated the difference is about an increase in price of 30% in both material and labor costs.

There were no public comments.

MOTION: Final approval of the request with the condition recommended by staff. (B. Anderson/N. Oldenkamp, 6—0).

- C. HPB24-045 – 14 Lake Hollingsworth Drive** – Final Approval to construct a second-story addition onto the house on the subject property. Owner: Pro Buy GSN LLC. Applicant: DCR Tampa LLC.

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 is located on Lake Hollingsworth along the southern boundary of the South Lake Morton Historic District and consists of 0.46 acres. On this property is a one-story, single-family, masonry house, which was built in 1976 and is a non-contributing building in the South Lake Morton Historic District. The house exhibits a post-modern aesthetic with stuccoed block walls, low-pitched and slanted roofs, undivided lite windows, and decorative metal accents. The Applicant's request proposes to construct a second-story addition of approximately 1,948 square feet. The addition will consist of bedrooms, bathrooms, an office, and a living room. As part of the proposal, the existing entrance atrium at the front of the house will be enclosed to construct an interior stairwell going up to the addition; the new front door entrance will be relocated to the southeast corner of the house, to the far right of the garage door. The design and materials for the addition are intended to match the existing house, and include:

- Wood framing construction
- Wire lath and stucco finish cladding
- Metal framed full lite windows and sliding doors
- 42" stainless steel cable railing system handrail
- Asphalt shingle and modified bitumen roofing system roof

As the addition will be placed on and within the footprint of the existing structure, the proposal will meet the building setback requirements of the Urban Form Standards in the Land Development Code.

Ms. Foster stated that the request was evaluated using Chapter 4 of the Design Guidelines for Historic Properties. In evaluating the request with the Design Guidelines, the materials of the proposed addition reflect materials similar to those used on the existing house and meet the intent of the Design Guidelines. The design of the proposed addition's windows, door, wall cladding, enclosed soffit, and roof pitch and form is consistent with the modern masonry vernacular style of the subject house. While building additions are recommended to be placed at the rear elevation of a house, the subject house is a non-contributing building and a post-modern style that can accommodate a second story designed to resemble the first floor. Additionally, because of the topography of the site graded towards Lake Hollingsworth, the height of this addition will not significantly affect the viewshed and is similar in scale to neighboring properties. Ms. Foster stated staff recommends final approval of the request as submitted.

Chair Rinker asked if the Applicant had any additional comments or questions. Mr. Patrick Duggan was present in support of the request.

There were no public comments.

MOTION: Final approval of the request as submitted. (B. Wilson/B. Anderson, 6—0).

- D. HPB24-048 – 1007 Ruby Street** – Final Approval to install asphalt paving on an existing grass parking lot on the subject property. Owner: Bethel Gospel Tabernacle Inc. Applicant: Ms. Barbara Wholuba

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 six lots with a total area of nearly one acre located at the end of the block bounded by S. Webster Avenue, Herschell Street, and Ruby Street. On the subject property are one-story masonry vernacular church sanctuary and administrative/Sunday school buildings, constructed in 2008 and 1975, respectively; these buildings are non-contributing structures within the Lake Hunter Terrace Historic District. On the east side of the buildings on the subject property is an existing grass parking lot with a paved concrete driveway connecting Ruby Street with Herschell Street. The Applicant requests to install an 8,400 square feet asphalt parking surface to replace the grass parking area. The scope of work for the project includes grading the area and installing a four- to six-inch gravel base covered by 1.5 inches of compacted asphalt. Over the last six years, the Bethel Gospel Tabernacle church has improved the subject property, including the installation of irrigation and new landscaping, a new monument sign, and a fence. The Applicant believes having paved parking will give an even more well-maintained appearance. Additional reasons for this request include providing an even surface for visitors and members to walk on, which may reduce the chance of tripping or falling, as well as removing the lawn area where nearby residents walk their dogs and leave animal waste. Before this proposal was submitted for Design Review Committee consideration, the Applicant requested Minor Review approval from staff for the requested paved parking area. Due to the large expanse of paving requested, which is

inconsistent with the Design Guidelines and the historic residential character of the Lake Hunter Terrace Historic District, staff was unable to support the request. Staff provided the Applicant with the option of seeking approval from the Design Review Committee instead, consistent with the Historic Preservation Board's Rules of Procedure.

Ms. Foster stated the request was evaluated using Secretary's Standards for Rehabilitation #10 and Chapter 4 of the Design Guidelines for Historic Properties. Adjacent to the subject property exist several contributing houses exhibiting historical architectural styles such as Craftsman Bungalow, Frame Vernacular, and Modern Masonry Vernacular. These houses are laid out in a suburban grid pattern reflecting the historic Lake Hunter Terrace Heights subdivision plat and feature historic greenspaces consistent with the neighborhood's residential character. While small churches, schools, or other civic buildings located within historic neighborhoods are traditional features, ancillary features like parking lots should minimize the use of permanent paving to protect this residential character. While the subject property is located on the northern boundary of the Lake Hunter Terrace Historic District, it is centrally located between continuous blocks of residences, and the presence of parking lots associated with the Twin Lakes Estates apartment complex northeast of the subject property does not justify the request in the opinion of staff. Therefore, staff finds that the request does not meet the intent of the Design Guidelines, which state that broad expanses of front-loaded parking is discouraged.

Staff recognizes the need for a stabilized surface for the safety of church members and visitors, and supports concrete or asphalt paving for the existing handicap-accessible parking spaces on site. Staff would support the use of permeable pavers on the subject property to provide a parking surface that is more stabilized than grass alone, if the Applicant were to revise this request to include permeable pavers.

Ms. Foster stated based on the analysis as stated, staff recommends denial of the request as submitted, excluding the paving of existing handicap-accessible parking spaces.

Chair Rinker asked if the Applicant had any additional comments or questions. Pastor Charles Williams was present in support of the request. He stated he wants to be able to work with the Board in order to ensure efficient and safe parking is provided for the Church.

Pastor Williams stated he does not believe permeable pavers would be feasible for the Church.

Ms. Barbara Wholuba was present in support of the request.

Discussion ensued on possible options for the applicant and next steps forward towards achieving their request.

Mr. Milton Brown was also present in support of the request. He stated he is concerned with the safety of the congregants of the Church because of the current parking layout of the subject property.

MOTION: Denial of the request as submitted. (R. Jimenez/M. Porter, 6—0).

V. Other Business: NONE

VI. Adjournment: There being no further business, the meeting was adjourned at 9:50 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation



Certificates of Review - Minor

Date Approved from 3/22/2024 to 4/17/2024

Number	Location	Description	Milestone	Approved
Historic Preservation				
HPB24-054		1032 MARJORIE ST W, LAKELAND, FL 33815 (Non-Contributing) Install a wood privacy fence for the back half of the residential property. The fence will be 6' tall and constructed of red	Approved	03/22/24
HPB24-062		817 ORANGE ST E, LAKELAND, FL 33801 (Contributing) Install a flat panel, 5V crimp metal roof on subject house.	Approved	03/22/24
HPB24-063		821 ORANGE ST E, LAKELAND, FL 33801 (Contributing) Install a flat panel, 5V crimp metal roof on the subject house. (NOA# 19-0109.04).	Approved	03/22/24
HPB24-060		901 PALMETTO ST E, LAKELAND, FL 33801 (Contributing) Replace 3 windows and 1 door size for size	Approved	03/25/24
HPB24-064		126 CANNON ST, LAKELAND, FL 33803 (Contributing) Install 6' High Tan PVC	Approved	03/25/24
HPB24-068		501 LEMON ST E, LAKELAND, FL 33801 (Non-Contributing) Replace damaged existing wall sign with new Lakeland Electric Illuminated Wall Sign facing Lake Mirror, same size as	Approved	03/29/24
HPB24-067		501 LEMON ST E, LAKELAND, FL 33801 (Non-Contributing) Replace damaged wall sign on the Iowa Avenue elevation of the Lakeland Electric Building with a new Lakeland Electric	Approved	03/29/24
HPB24-073		1074 FLORIDA AVE S, LAKELAND, FL 33803 (Non-Contributing) Install 1/2" Thick Flat Cutout Black Acrylic Letters Stud Mounted to Bldg Front Elevation, 9.3 square feet in overall size.	Approved	04/08/24
HPB24-070		514 MCRORIE ST, LAKELAND, FL 33803 (Contributing) Extend gabled roof of house at the rear over an existing concrete patio to create a covered patio area. Gabled roof is	Approved	04/08/24
HPB24-072		1074 FLORIDA AVE S, LAKELAND, FL 33803 (Non-Contributing) INSTALL 1/2" THICK FLAT CUT OUT BLACK ACRYLIC LETTERS STUD MOUNTED TO BUILDING SOUTH ELEVATION, OVERALL SIZE	Approved	04/09/24
HPB24-074		1074 FLORIDA AVE S, LAKELAND, FL 33803 (Non-Contributing) INSTALL 1/2" THICK FLAT CUTOUT BLACK ACRYLIC LETTERS TO NORTH ELEVATION, OVERALL SIZE OF SIGN 13.2 SQUARE	Approved	04/09/24

HPB24-081	Approved	04/09/24
544 BELMAR ST W, LAKELAND, FL 33803 (Contributing)		
Original chimney removed without a Certificate of Review. Rebuild chimney in original chimney location and design, using		
HPB24-076	Approved	04/10/24
721 ORANGE ST E, LAKELAND, FL 33801 (Non-Contributing)		
Install 12 linear feet of 4' high brown PVC fence, 36 linear feet of 6' high brown PVC fence, 121 linear feet of 4' high white		
HPB24-077	Approved	04/10/24
729 ORANGE ST E, LAKELAND, FL 33801 (Non-Contributing)		
Install 50 linear feet of 6' high white privacy PVC fence and 1 - 12' wide x 6' high PVC dumpster gates. This work is all		
HPB24-078	Approved	04/10/24
725 ORANGE ST E, LAKELAND, FL 33801 (Non-Contributing)		
Install 36 linear feet of 6' high brown privacy PVC and 24 linear feet of 4' high brown privacy PVC fence.		
HPB24-066	Approved w Cond	04/11/24
1038 MARJORIE ST W, LAKELAND, FL 33815 (Non-Contributing)		
Replacing 2 aluminum jalousie windows with non-impact fiberglass horizontal sliding windows size for size. Window		
HPB24-082	Approved	04/11/24
128 PATTERSON ST W, LAKELAND, FL 33803 (Non-Contributing)		
Installation of in-ground swimming pool in rear yard of subject property.		
HPB24-083	Approved	04/11/24
929 OSCEOLA ST, LAKELAND, FL 33801 (Non-Contributing)		
Removing chain-link fence and replacing with 6 ft. high horizontal wood fence in rear yard of subject property.		
HPB24-084	Approved	04/11/24
901 PALMETTO ST E, LAKELAND, FL 33801 (Contributing)		
REPLACE EXISTING WOOD PRIVACY FENCE IN REAR/SIDE YARD OF SUBJECT PROPERTY WITH A NEW FENCE THAT CLOSELY		
HPB24-085	Approved	04/11/24
905 PALMETTO ST E, LAKELAND, FL 33801 (Contributing)		
REMOVE EXISTING WOOD PRIVACY FENCE IN THE SIDE/REAR YARDS OF SUBJECT PROPERTY AND REPLACE WITH NEW PT		
HPB24-086	Approved	04/11/24
1046 FLORIDA AVE S, LAKELAND, FL 33803 (Non-Contributing)		
Body: Dove white HGTV BY SHERWIN WILLIAMS 7002-7. Trim: Frappe HGTV BY SHERWIN WILLIAMS 6003-11		
HPB24-087	Approved	04/11/24
836 ORANGE PARK AVE, LAKELAND, FL 33801 (Contributing)		
Removal of 15-lite French door at front entry and replace with Therma-Tru Benchmark Doors Shaker 36-in x 80-in		
HPB24-075	Approved w Cond	04/12/24
505 WILSON AVE S, LAKELAND, FL 33801 (Non-Contributing)		
Replacing 15 non-historic windows with Pella single-hung sash vinyl windows (FL#11206) the same size of the existing		
HPB24-088	Approved	04/12/24



Certificates of Review - Minor

Date Approved from 3/22/2024 to 4/17/2024

806 MISSISSIPPI AVE, LAKE LAND, FL 33801 (Contributing)

Construct a below-ground swimming pool in the backyard of the subject property.

Total Planning Projects Approved: 24



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

Project #	HPB24-065
Project Type	Accessory Dwelling Unit
Property Address	602 W. Park Street
Historic District; FMSF#	Dixieland Historic District; DL#366
Owner/Applicant	Ms. Carla Johnson
Zoning; Context District; Future Land Use; SPI	RA-4; Residential Medium; Urban Neighborhood; Dixieland SPI
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	N/A

REQUEST

The Applicant requests Final Approval to demolish an existing detached garage and construct an Accessory Dwelling Unit (“ADU”) to replace the detached garage in the rear yard of the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of a corner lot (Dixieland Subdivision, Block G, Lot 1) consisting of 0.17 acres at the southwest corner of West Park Street and South Ohio Avenue. On the property is a one-story single-family house, constructed circa 1925 in the Craftsman Bungalow architectural style, and is a contributing building in the Dixieland Historic District. According to the Polk County Property Appraiser’s office, the total living area of this house is 1,136 square feet.

At the rear of the subject property is a one-story, frame vernacular detached garage with a gabled roof and wood lap siding. This structure was built in 1925 and is approximately 400 square feet in area. Due to extensive deterioration, including failure of the slab foundation, the Applicant requests to demolish the garage to build a new, one-story ADU.

The exterior dimensions and footprint of the proposed ADU will match the garage at 20 feet by 20 feet, with a total living area of 400 square feet. The ADU will have a hipped roof with a 4/12 pitch and a small hipped roof porch on the front (east) elevation. Materials proposed to be used for the ADU include:

Scope	Material
Foundation	Concrete slab
Exterior Cladding	Wood siding, trim, and corner boards
Windows	Fiberglass windows with a one-over-one lite configuration
Doors	Wood half-lite entry door
Roof	Fiberglass architectural shingles
Fascia/Soffit	TBD

The site plan submitted for this request shows building setbacks that mostly comply with the requirements set forth in the City’s Land Development Code. However, the street side setback along S. Ohio Avenue will need to be

revised to a minimum of 15 feet. Additionally, this ADU proposal will require compatibility review approval by 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 review per the City of Lakeland Land Development Code ("LDC"), Article 11: Historic Preservation Standards.

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.

ANALYSIS:

Generally, while the maintenance of existing historic accessory buildings is recommended, these structures do not possess the same level of significance due to their subordinate scale, modest construction and design, and usually limited visibility in rear yards. Therefore, demolition of these structures is acceptable in cases where substantial deterioration is present and is delegated to staff for approval by the Historic Preservation Board. Staff finds that the demolition of the detached garage on the subject property is acceptable.

Regarding the ADU request, staff finds that this proposed new construction does not disturb the spatial relationships of surrounding buildings, and the essential form and integrity of the principal house is maintained.

In evaluating the request with the Design Guidelines, staff finds the subordinate scale of the ADU and its simplified design to be consistent with the Design Guidelines. Staff also finds the materials, fenestration, and roof form and 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 Dixieland neighborhood, in which accessory dwellings are commonly found in both historic and contemporary forms.

Finally, while the proposal mostly conforms with the requirements of Land Development Code concerning accessory dwelling units, the street side building setback (along S. Ohio Avenue) will need to be increased to 15 feet for ADU compatibility review approval by the Planning and Zoning Board.

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.

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





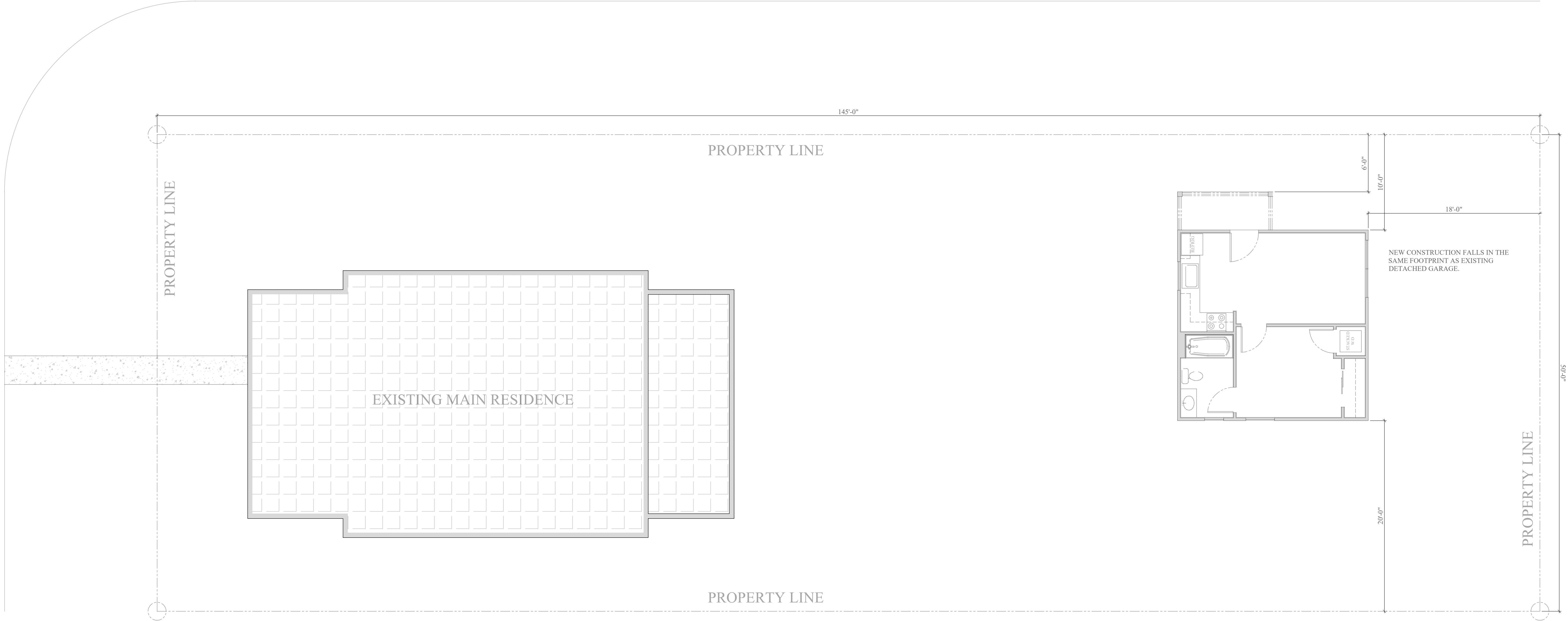
W Park St
S Ohio St





PARK ST WEST

OHIO AVE SOUTH



REVISIONS #	DISCRIPTION	DATE

CONTRACTOR:

ENGINEER OF RECORD:
 4-D ENGINEERING LLC
 1074 SOUTH FL AVE SUITE 201
 LAKELAND, FL 33803
 PHONE: (863) 308-6625
 FL CERTIFICATE OF AUTHORIZATION # 31557
 CAREY L. WILKINSON, P.E. - FL # 80472

PROJECT:
**JOHNSON RESIDENCE
 NEW CONSTRUCTION**

DATE: 02-01-24
 JOB #
 SCALE: AS NOTED

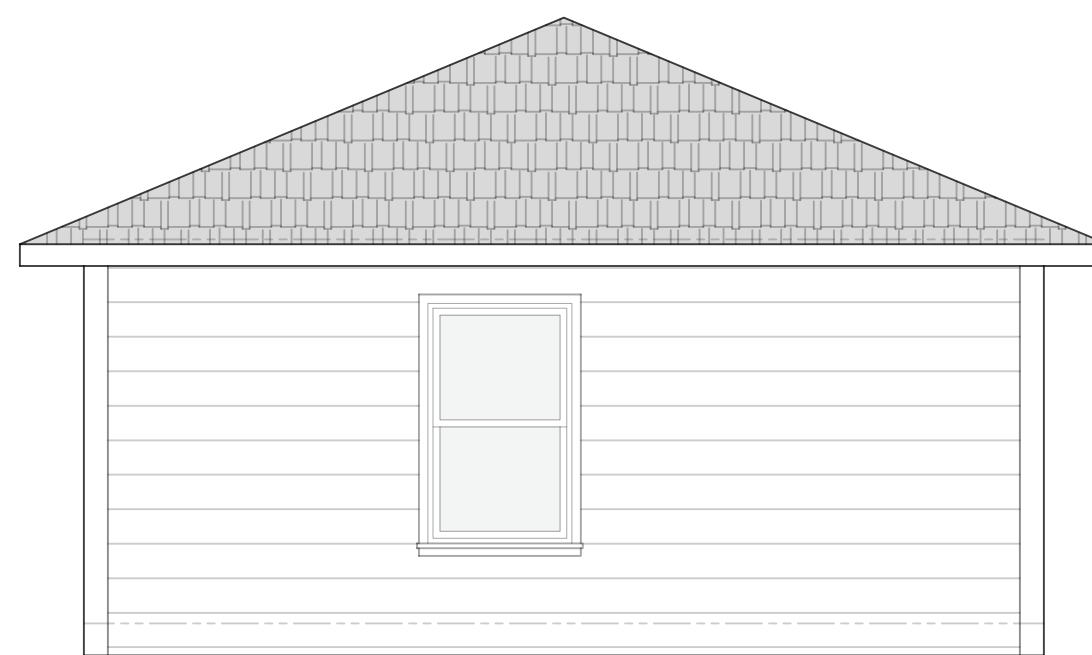
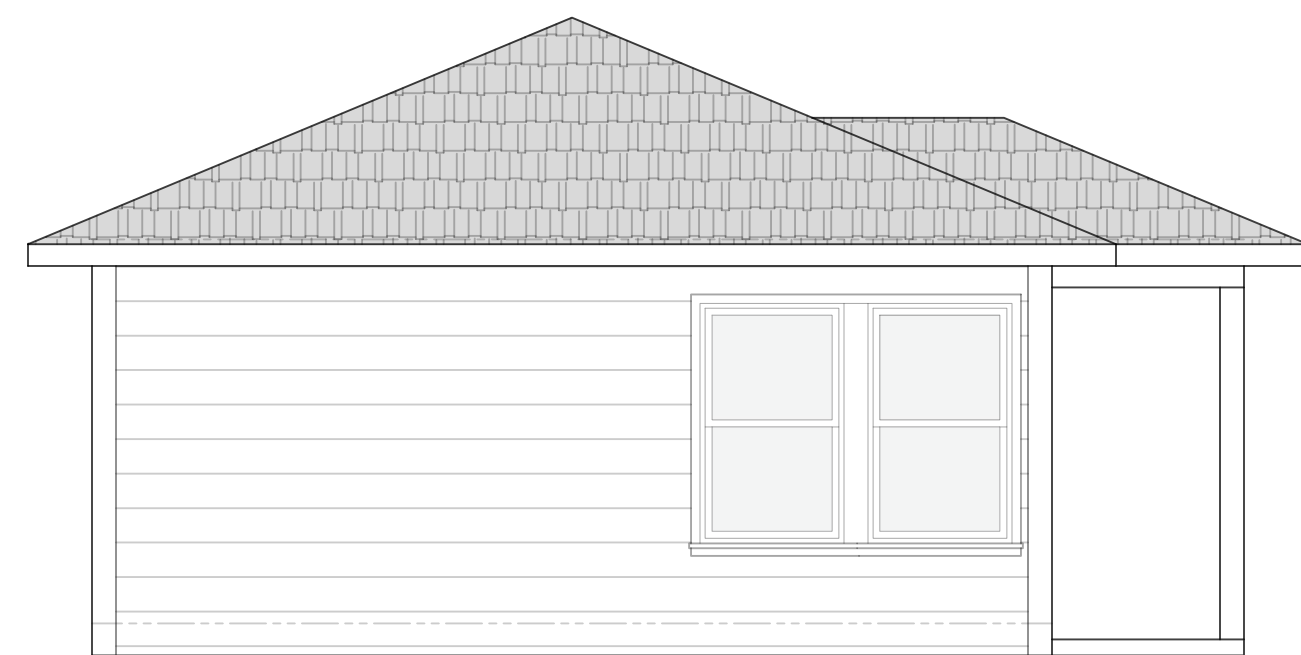
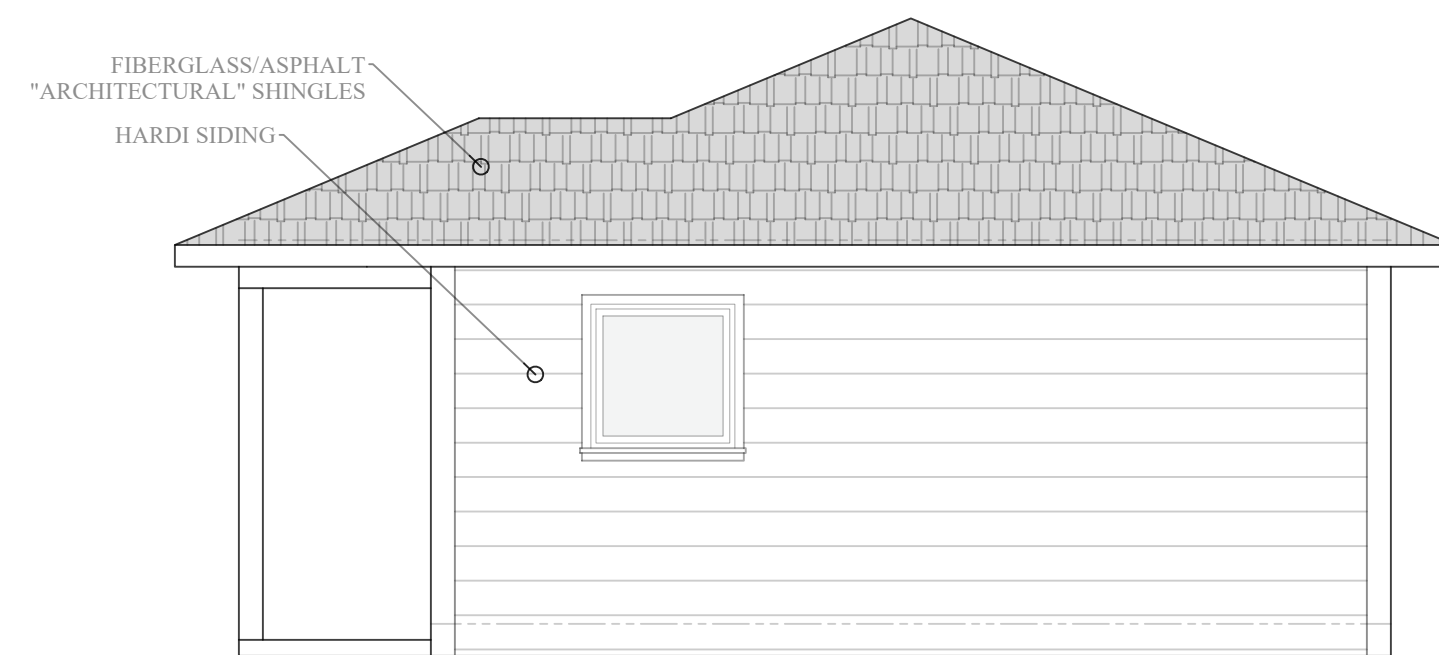
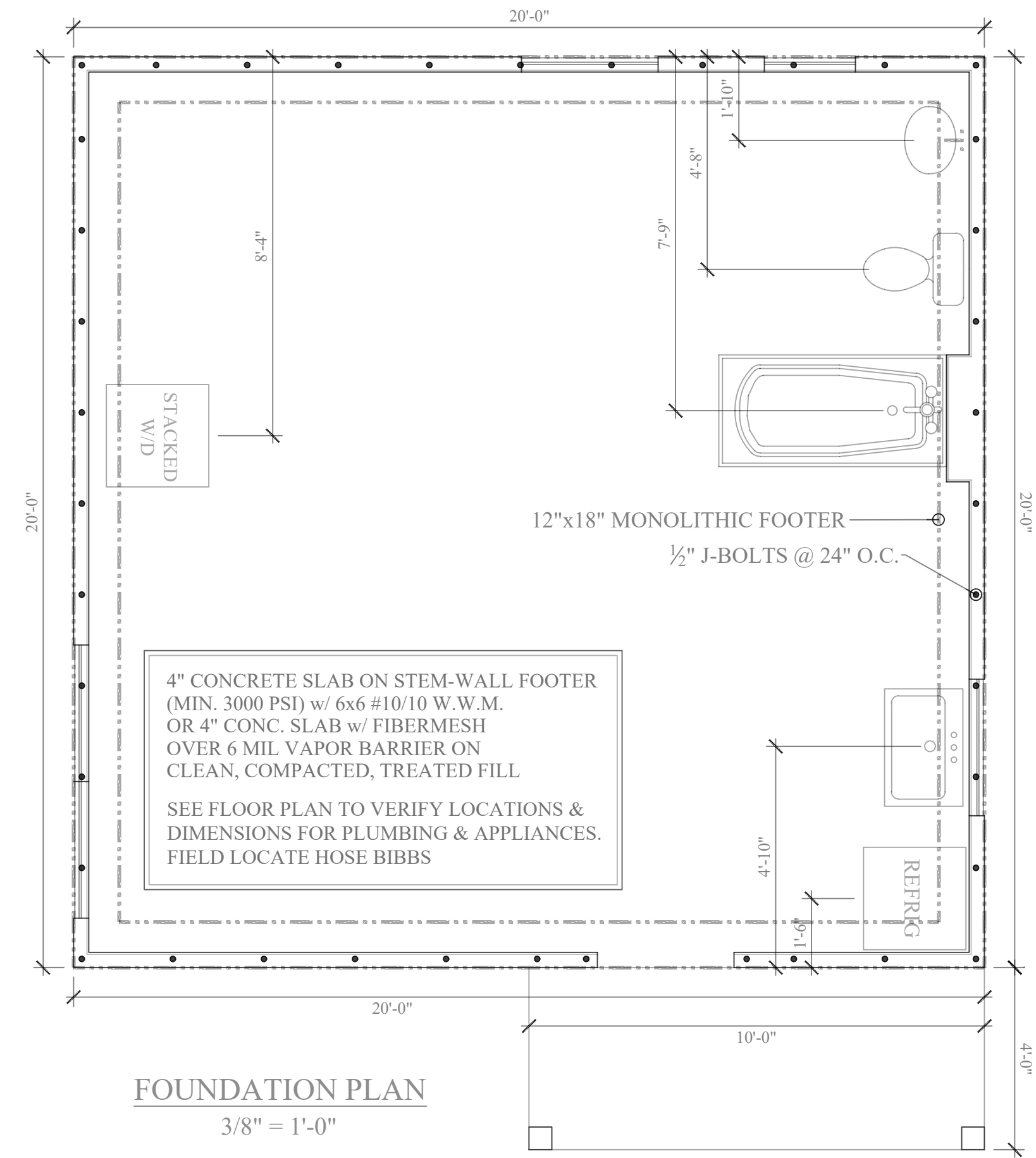
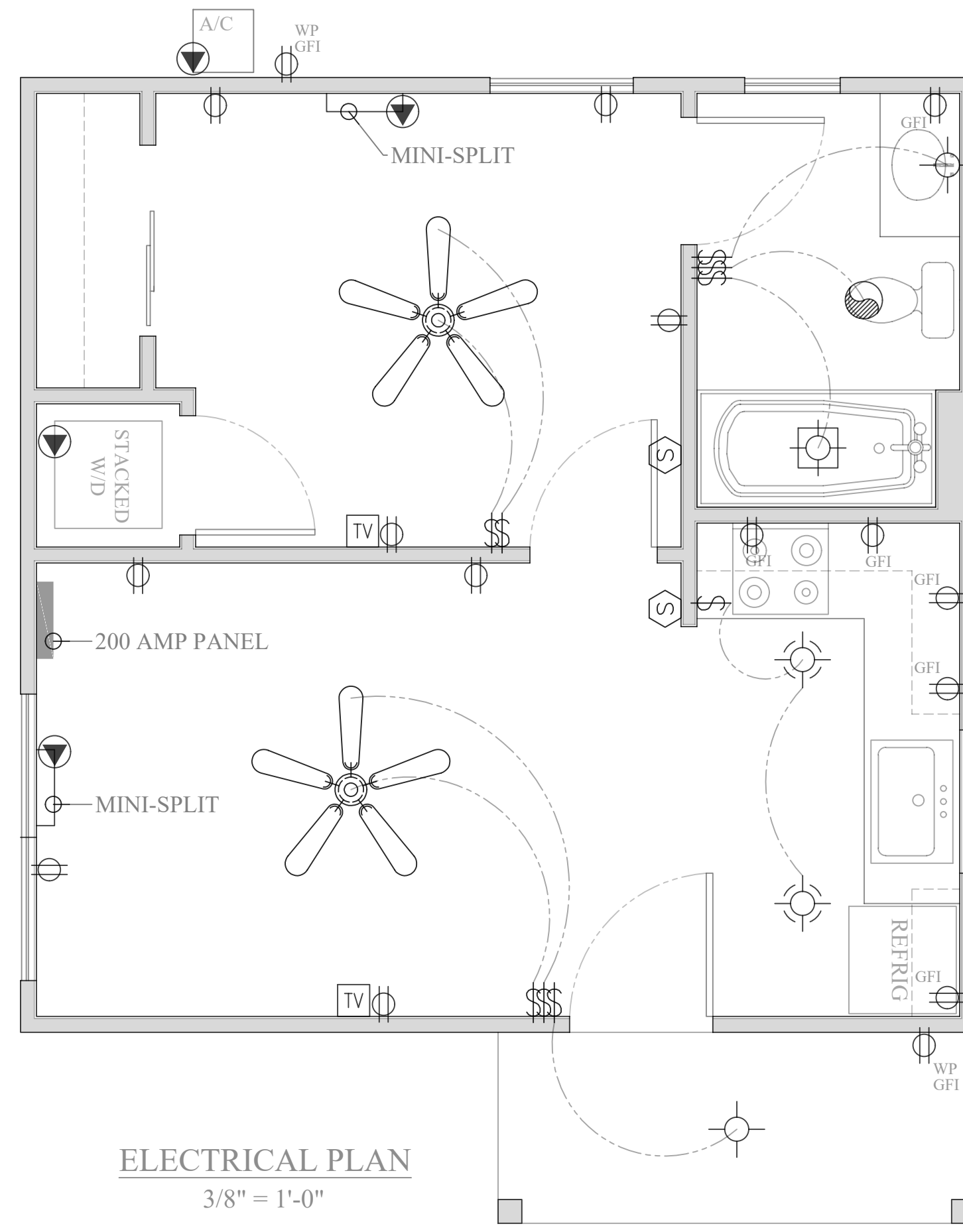
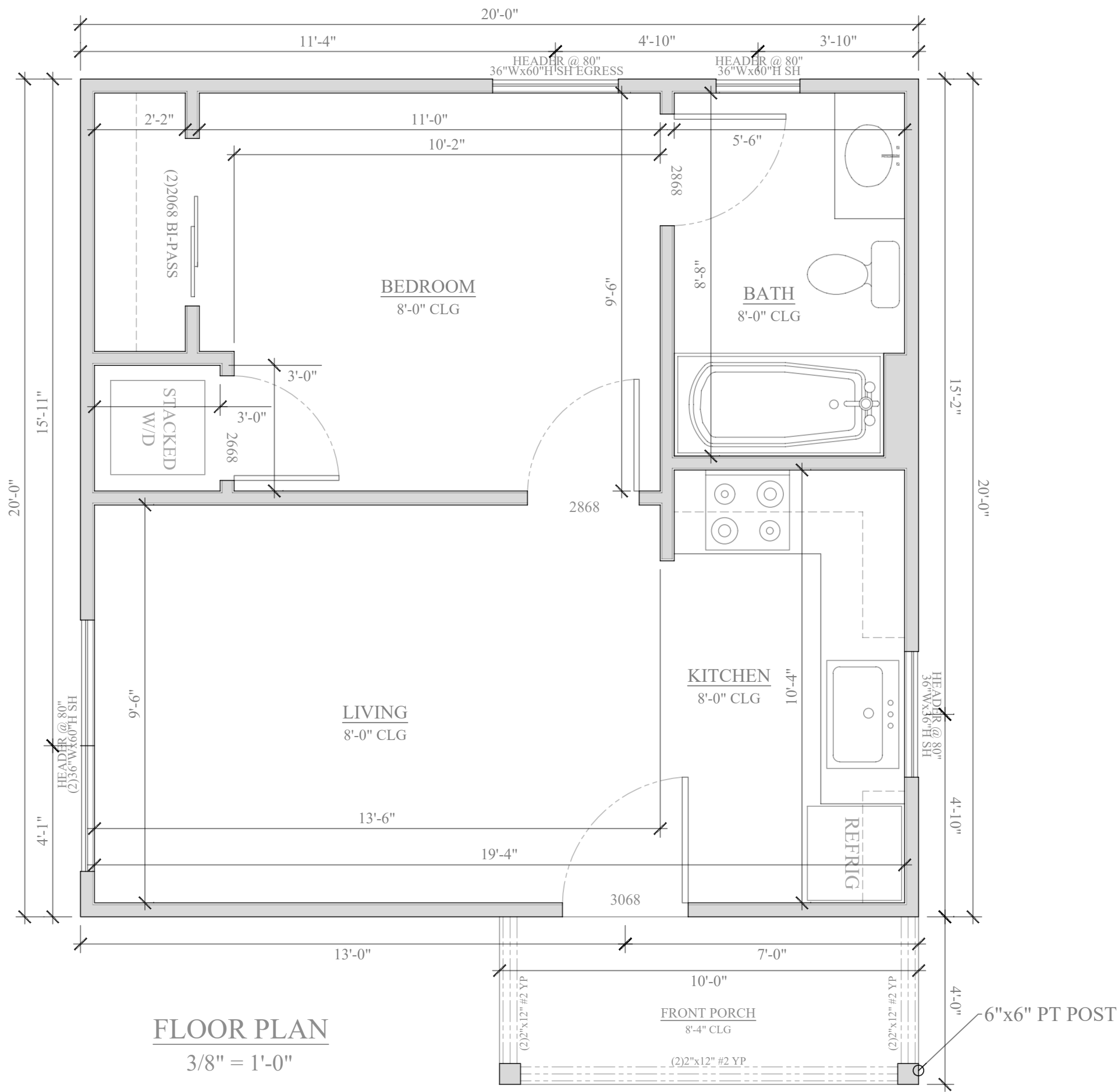
SHEET
 2



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

SITE PLAN
 3/16" = 1'-0"

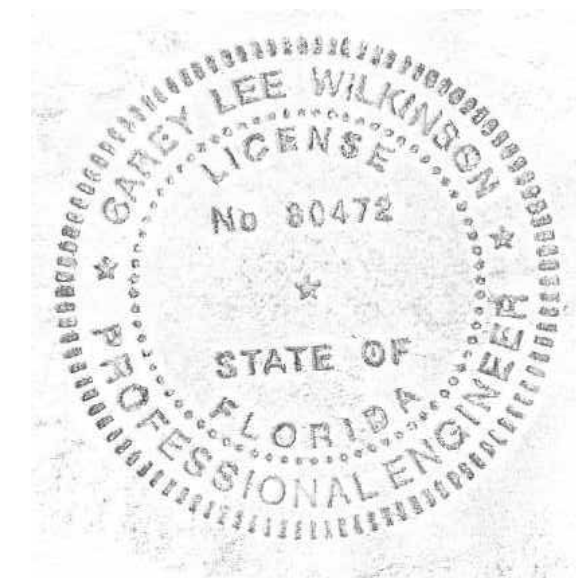
I HEREBY CERTIFY:
 THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH CHAPTER 16, SECTION 1609 OF THE 2020 FLORIDA BUILDING CODE FOR 130 M.P.H. ULTIMATE DESIGN WIND SPEED (RISK CATEGORY II) ALONG WITH THE ENTIRE 2020 FLORIDA BUILDING CODE, RESIDENTIAL.



ELECTRICAL LEGEND

● ELECTRICAL OUTLET (110 VOLT, DUPLEX)	▬ 24" CEILING MOUNT FLUORESCENT LIGHT FIXTURE
● SWITCHED ELECTRICAL OUTLET (110 VOLT, DUPLEX)	▬ 48" CEILING MOUNT FLUORESCENT LIGHT FIXTURE
● WEATHERPROOF ELECTRICAL OUTLET (GROUND FAULT) (110 VOLT, DUPLEX)	⊙ SOFFIT MOUNT FLOOD LIGHTS
● 220V OUTLET	⊙ EXHAUST FAN
● SPECIAL PURPOSE CONNECTION	⊙ EXHAUST FAN / LIGHT FIXTURE COMBO
⚡ TELEPHONE OUTLET	▬ ELECTRICAL SERVICE PANEL
⊞ TELEVISION OUTLET	⊙ CEILING FAN PREMIRE
⊞ SWITCH	⊙ SMOKE/CARBON MONOXIDE DETECTOR
⊞ 3-WAY SWITCH	⊙ OUTLETS IN KITCHEN, BATHS, GARAGE AND WITHIN 6'-0" OF WATER SOURCE SHALL BE GFI TYPE OR OTHER OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT BREAKER
⊙ SURFACE MOUNT LIGHT FIXTURE PREMIRE	
⊙ MOISTURE RESISTANT ROUND RECESS FOR TUB/SHOWER LOCATION	
⊙ ROUND RECESSED LIGHT FIXTURE	

AREA	SQ/FT
LIVING	400
FRONT PORCH	40
TOTAL	440



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

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

REVISIONS #	DISCRIPTION	DATE

CONTRACTOR: _____

ENGINEER OF RECORD: **4-D ENGINEERING LLC**
 1074 SOUTH FL. AVE SUITE 201
 LAKELAND, FL 33803
 PHONE: (863) 308-6625
 FL CERTIFICATE OF AUTHORIZATION # 31557
 CAREY L. WILKINSON, P.E. - FL # 80472

PROJECT: **JOHNSON RESIDENCE**
NEW CONSTRUCTION

DATE: 02-01-24
 JOB # _____
 SCALE: AS NOTED

SHEET
1



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

Project #	HPB24-080
Address	1046 Lexington Street
Owner/Applicant	Jason Newton / Daniel Sharrett, Sharrett Construction
Project Type	Carport Addition
Historic District; FMSF#	Biltmore Cumberland Historic District; N/A
Zoning; Future Land Use; Context District; SPI	RA-4; Residential Medium Urban Neighborhood
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	Door replacement, 4/17/2014 (HPB14-073)

REQUEST

The Applicant requests Final Approval to construct a carport addition onto the front elevation of the house.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot (Calvin & Overstreets Subdivision, Block B, Lot 11 and Lot 12 west 2.4 feet) with an area of 0.16 acres. On this property is a two-story, single-family, frame vernacular house, which is a contributing building in the Biltmore Cumberland Historic District. The house has an irregular plan with a multi-gabled roof, balconies, and lap siding. This house has a front yard setback of approximately 85 feet, compared to the front yard setbacks of the neighboring houses at 1040 and 1048 Lexington Street, which have setbacks of 25 feet and 34 feet, respectively.

The Applicant’s request proposes to construct a carport addition of approximately 243 square feet onto the front elevation of the subject house, to the right of the covered front porch/balcony. The roof of the carport addition will be an extension of the one-story gable on the front elevation. The carport addition will be supported by wood columns matching the style of the columns on the existing covered front porch/balcony. The design and materials for the addition are intended to match the existing house, and include:

Scope	Material
Exterior Cladding	Wood lap siding and trim in gable to match the existing siding on house
Columns	Wood to match design and dimensions of the columns on the covered front porch/balcony.
Roof	Asphalt or fiberglass shingles to match existing roofing; 6/12 gable roof

The site plan for the proposed addition shows building setbacks that comply with the Urban Form Standards in the Land Development Code.

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 #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 4.5: Additions

- Ensure that Historic Buildings Remain the Central Focus. An addition should not damage or obscure architecturally important details and materials of the primary structure or other resources on the site. Additions should be distinguishable from the original structure without distracting from it.
- False Historicism/Conjectural History is Discouraged. Design additions should reflect their era of construction while respecting the historic context and architectural style of the original structure. Avoid using architectural details for additions that are more ornate than those found on the original structure or that are not characteristic of the original structure's architectural character.
- Additions that protect and maintain original architectural features during construction are appropriate.
- Additions that minimize the loss of any architectural details or features are appropriate.
- Additions that are subordinate to and compatible with the style and scale of the host structure are appropriate.
- Side additions that are located behind the principal street-facing façade, or rear additions that are unnoticeable from the street or setback considerably from the street-facing façade are appropriate.
- Additions that are designed with some distinction between the historic house and non-historic features are appropriate.
- Additions that are differentiated from the host structure, e.g. by a recess in wall plane, lower roof height, or vertical trim piece are appropriate.

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

- Detached garages and carports should be placed behind the front elevation of a principal historic structure, except for Ranch style houses, which may have an attached garage.
- Garages and carports should be accessed from the rear or side alley if available.
- Columns on porte cocheres should match the design and scale of porch columns on the principal historic structure.
- 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 is recommended.
- Not Acceptable: Front-loaded attached garages, except for Ranch style houses and aluminum carports that are visible from the primary street.

ANALYSIS:

In evaluating the request with the Standards, staff finds the requested addition does not disturb the spatial relationships that characterize the neighborhood, and the essential form and integrity of the subject house are maintained. Staff also finds that the materials and simple design of the proposed carport addition reflect the materials of the existing house and meet the intent of the Design Guidelines. Typically, a front-loaded, enclosed garage would not be an appropriate treatment for a contributing house according to the design guidelines. However, given the unusual deep front setback of the subject house, more than twice the setback dimensions of the adjacent houses, as well as the open-sided and complementary design of the proposed carport, staff finds

that the proposal meets the intent of the Design Guidelines. Furthermore, the carport addition appears to be designed in such a way to be removed without causing major damage to the façade of the subject house.

Finally, the building setbacks for the carport addition meet the requirements of the Land Development Code's Urban Form Standards.

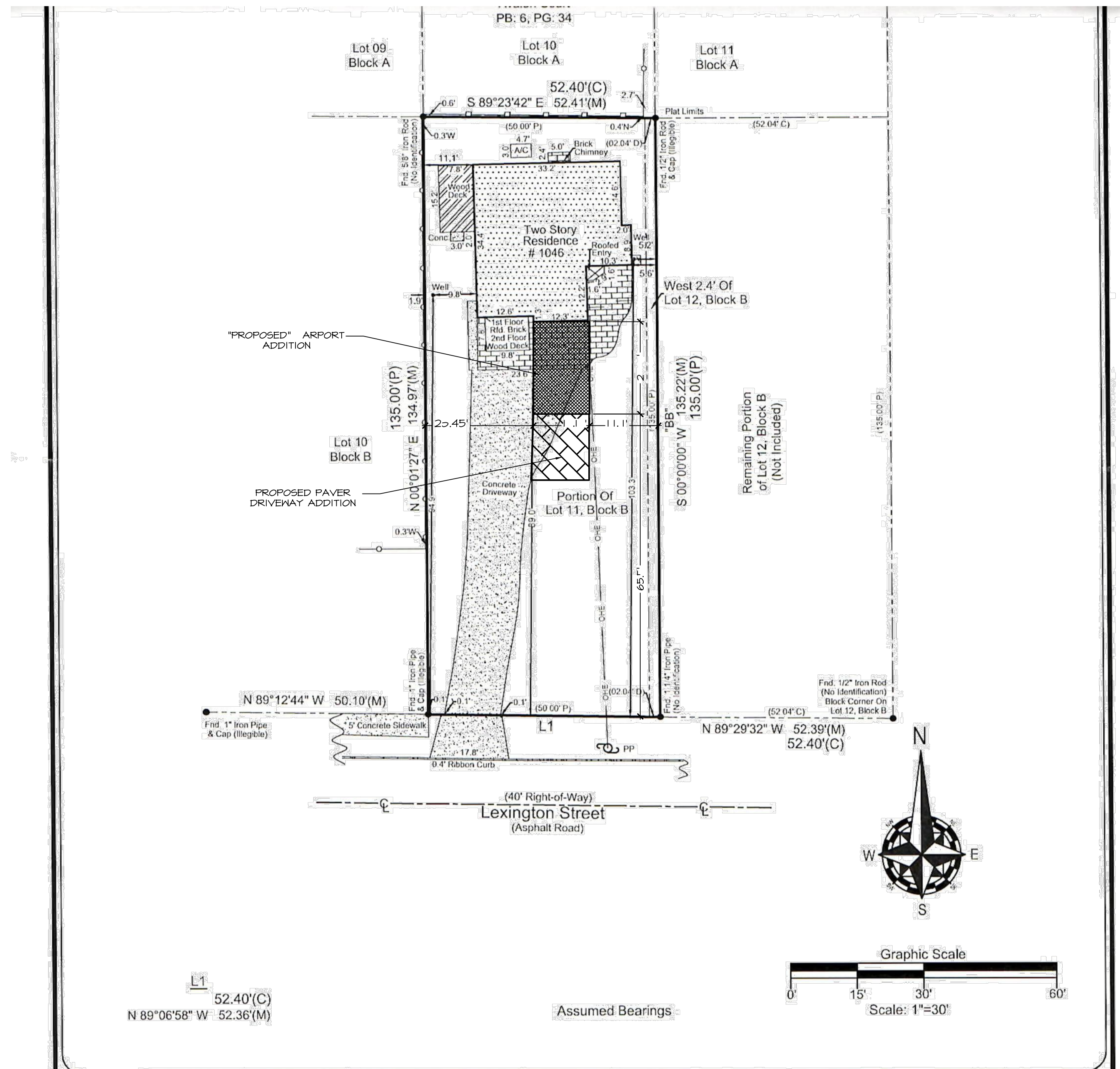
STAFF RECOMMENDATION:

Final Approval of the request as submitted.

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







Field Date: 7/17/2019	Date Completed: 07/18/19	NOTES:
Drawn By: G.S.	File Number: JS-62686	Survey is Based upon the Legal Description Supplied by Client.
Legend:		> Abutting Properties Deeds have NOT been researched for Gaps, Overlaps and/or Hiatus.
C - Calculated	PC - Point of Curvature	> Subject to any Easements and/or Restrictions of Record.
CB - Centerline	Pg. - Page	> Bearing basis shown herein, is Assumed and Based upon the Line Denoted with a "BB".
CM - Concrete Monument	PI - Point of Intersection	> Building Ties are NOT to be used to reconstruct Property Lines.
Conc. - Concrete	P.O.B. - Point of Beginning	> Fence Ownership is NOT determined.
D - Description	P.O.L. - Point on Line	> Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
DL - Drainage Easement	PP - Power Pole	> Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
Esmt - Easement	PRM - Permanent Reference Monument	> Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.
F.E.M.A. - Federal Emergency Management Agency	PT - Point of Tangency	
FFE - Finished Floor Elevation	R - Radius	
Fnd. - Found	Rad. - Radial	
IP - Iron Pipe	R&C - Rebar & Cap	
L - Length (Arc)	Rac. - Recovered	
M - Measured	Rfd. - Roofed	
N&D - Nail & Disk	Set - Set 1/2" Rebar & Cap "LB 7623"	
N.R. - Non-Radial	Typ. - Typical	
ORB - Official Records Book	UL - Utility Easement	
P - Plat	WM - Water Meter	
P.B. - Plat Book	Δ - Delta (Central Angle)	
CF - Wood Fence	○ - Chain Link Fence	

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17, 052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
 Patrick K. Ireland, P.S.M. 6637 - LB 7623
 This Survey is intended ONLY for the use of Said Certified Parties.
 This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
 800 Currency Circle | Suite 1020
 Lake Mary, Florida 32746
 www.irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165

SITE PLAN
 1/16" = 1'-0"

ENGINEER OF RECORD:
ARKAY ENGINEERING INC.
 STRUCTURAL ENGINEERS
 1459 E. EDGEWOOD DR., LAKELAND, FLORIDA 33803
 PHONE: -888-6560 FAX: -888-6557
 STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION # EB6347
 RICHARD L. KIDDEY, J.E. - FLORIDA LICENSE # 37246

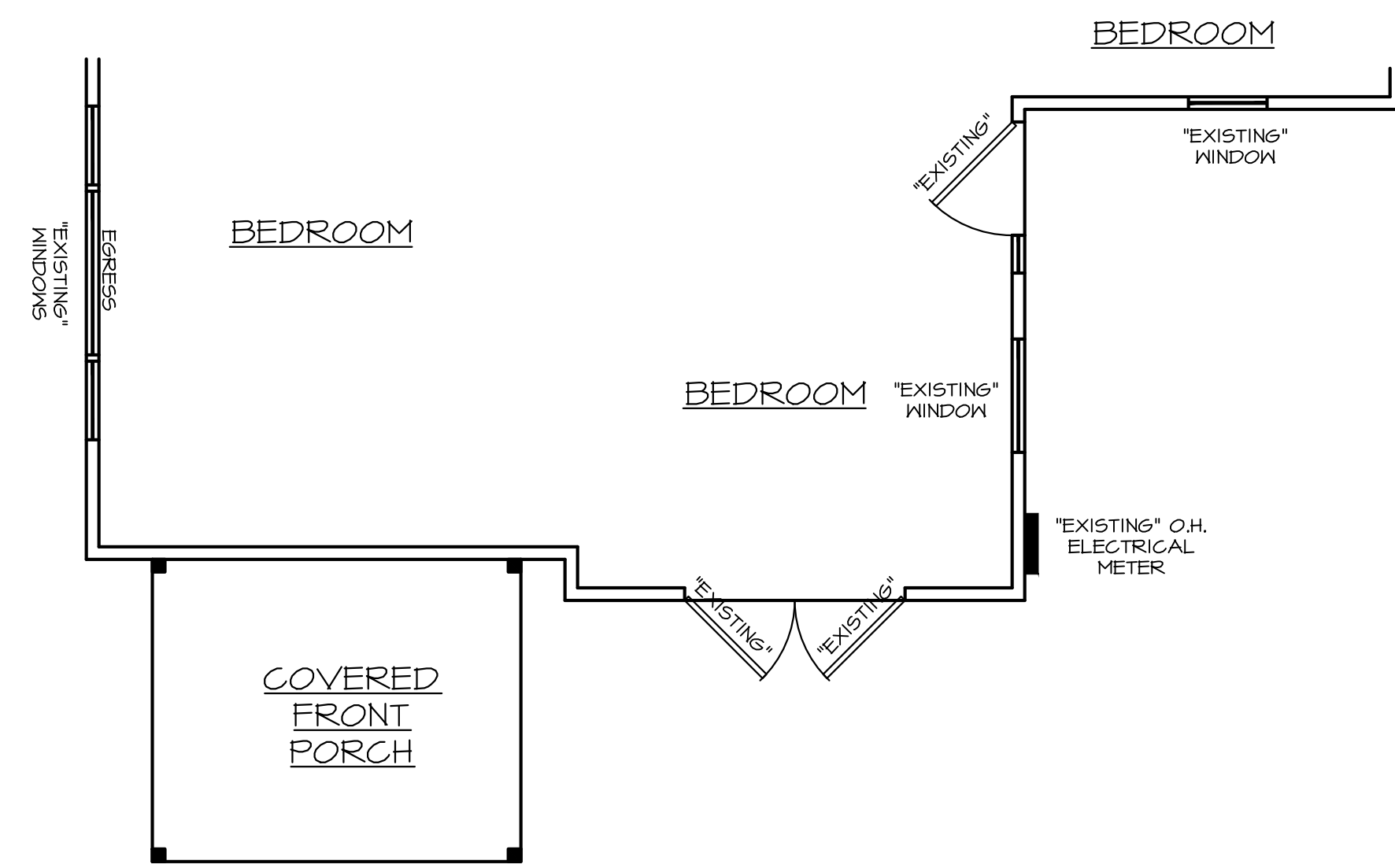
NEWTON RESIDENCE
 1046 LEXINGTON ST
 LAKELAND, FL

SHARRETT CONSTRUCTION
 124 W MAIN ST
 Lakeland, Florida 33803
 Phone: 40-9781

DATE: -28-24
 SCALE: AS NOTED
 JOB # 206--
 SHEET
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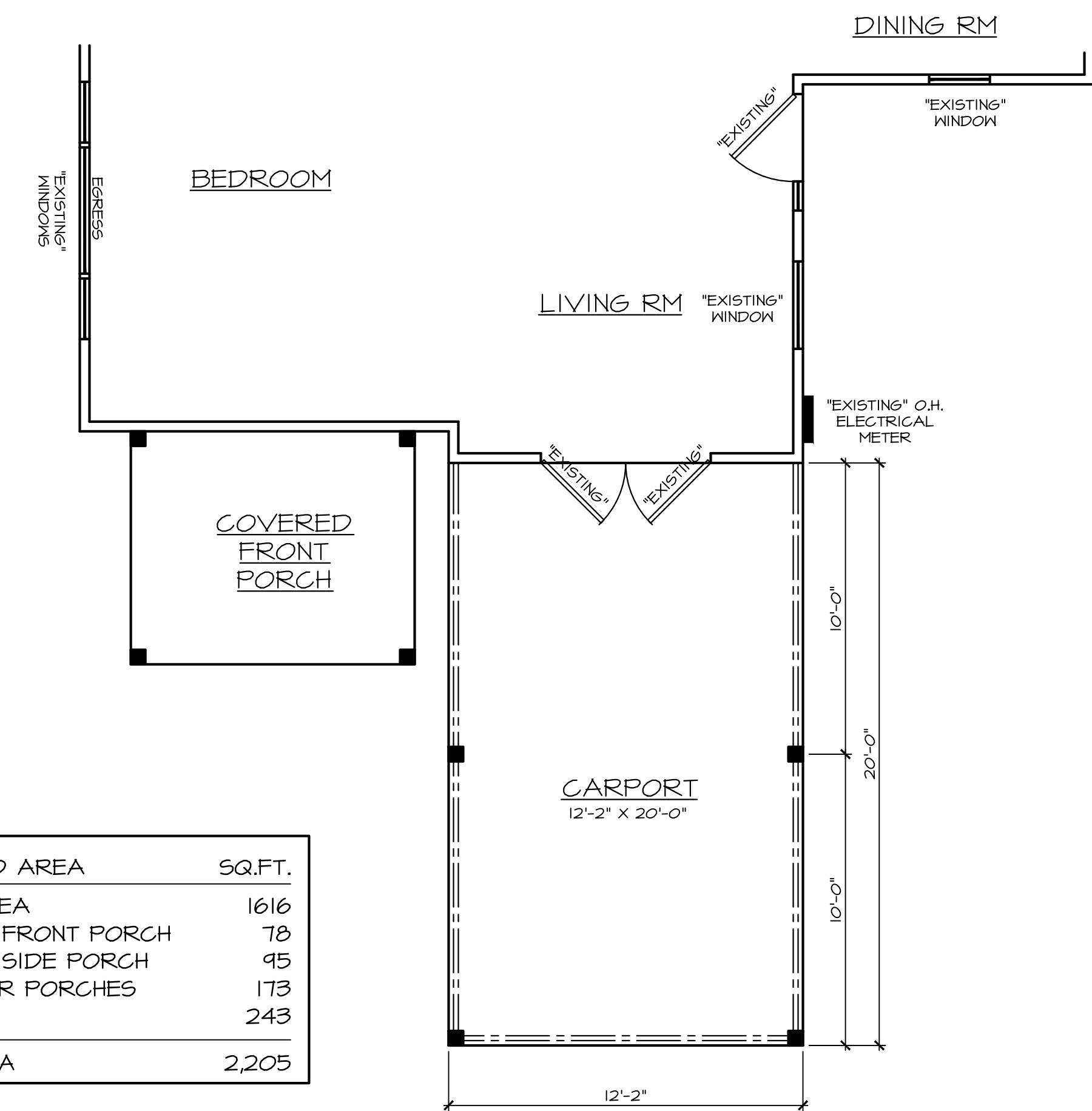
I HEREBY CERTIFY THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH CHAPTER 16, SECTION 1604 OF THE 2023 FLORIDA BUILDING CODE 8TH EDITION FOR 140 M.J.H. LTMATE DESIGN WIND SPEED (RISK CATEGORY 1) ALONG WITH THE ENTIRE 2023 FLORIDA BUILDING CODE - RESIDENTIAL, 8TH EDITION.

ALSO, ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE - EXISTING BUILDING, 8TH EDITION ALTERATIONS - LEVEL 1.



"EXISTING" FLOOR PLAN
1/4" = 1'-0"

EXISTING AREA	SQ.FT.
LIVING AREA	1616
COVERED FRONT PORCH	78
COVERED SIDE PORCH	95
2ND FLOOR PORCHES	173
TOTAL AREA	1,962



"PROPOSED" FLOOR PLAN
1/4" = 1'-0"

PROPOSED AREA	SQ.FT.
LIVING AREA	1616
COVERED FRONT PORCH	78
COVERED SIDE PORCH	95
2ND FLOOR PORCHES	173
CARPORIT	243
TOTAL AREA	2,205



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



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

I HEREBY CERTIFY:
THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH
CHAPTER 16, SECTION 1604 OF THE 2023 FLORIDA BUILDING CODE 8TH EDITION FOR
140 M.P.H. ULTIMATE DESIGN WIND SPEED (RISK CATEGORY I) ALONG WITH
THE ENTIRE 2023 FLORIDA BUILDING CODE - RESIDENTIAL, 8TH EDITION.

ALSO, ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2023 FLORIDA
BUILDING CODE - EXISTING BUILDING, 8TH EDITION ALTERATIONS - LEVEL 1.

ENGINEER OF RECORD:

ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS
1458 E. EDGEWOOD DR. LAKELAND, FLORIDA 33803
PHONE: 863-686-6500 FAX: 863-686-6551
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION # EB6347
RICHARD L. KIDDEY, P.E. - FLORIDA LICENSE # 37246

NEWTON RESIDENCE
1046 LEXINGTON ST
LAKELAND, FL

SHARRETT CONSTRUCTION
124 W MAIN ST
Lakeland, Florida 33803
Phone: (863) 840-9781

DATE: 03-28-24

SCALE: AS NOTED

JOB # 206--

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