



AGENDA
HISTORIC PRESERVATION BOARD
City Commission Chambers
March 25, 2021 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, Jenny Sykes, no later than 48 hours prior to the proceeding, at **(863) 834-8444**, Email: **Jenny.Sykes@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 February 25, 2021 Historic Preservation Board meeting minutes.
- III. Old Business:
 - A. Amendment to the Historic Preservation Board's Rules of Procedure to add a formalized procedure for the swearing-in of applicants, staff, and other interested persons giving testimony to the Design Review Committee. Assistant City Attorney Jerrod Simpson will present the amendment. A motion and majority vote by the Board will be needed to amend the Rules of Procedure, which if approved, will become effective at the April 22, 2021 meetings.
 - B. Outcome of the Window Policy Workshop for Board Members and Staff.
- IV. New Business: NONE
- V. Adjourn for Design Review Committee.

MINUTES

HISTORIC PRESERVATION BOARD

City Commission Chambers

Thursday, February 25, 2021

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; Dan Fowler (Chair), Lynn Dennis, Landis Fleming, Christopher McMachen, Chris Olson, Cesar Perez, MeLynda Rinker, Michelle Sylvester and John White were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation, Christelle Burrola, Planning Assistant, and Jerrod Simpson, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

Chair Dan Fowler called the February 25, 2021 meeting of the Historic Preservation Board ("Board") to order at 8:32 a.m. A quorum was reached, as nine Board members were present.

II. Review and Approval of Previous Meeting Minutes

Mr. John White motioned to approve the January 28, 2021 meeting minutes as presented. Ms. Lynn Dennis seconded the motion. The motion passed 6—0, with Mr. Cesar Perez, Mr. Christopher McMachen and Ms. Michelle Sylvester abstaining from the vote due to being absent at the previous meeting.

III. Old Business:

- A. Staff suggestion to amend the Historic Preservation Board's Rules of Procedure to add a formalized procedure for the swearing-in of applicants giving testimony at either the Historic Preservation Board or Design Review Committee meetings. Mr. Jerrod Simpson stated there has been discussion about adding a few provisions to the Rules of Procedure for the Design Review Committee to be aligned with other City Quasi-Judicial Boards. The goal is to provide consistency. Mr. Simpson suggests for approval to amend the Rules of Procedure and add provisions to address testimony as well as swearing in and time limits. He recommends adding a couple due process items following the Zoning Board of Adjustments and Appeals model. This would also help when there are controversial items. In response to Ms. Lynn Dennis, Ms. Foster stated that the suggestion came from the City's Attorney's Office. In response to Mr. John White, Mr. Simpson stated that changes cannot be amended and applied in the same meeting. In response to Mr. Landis Fleming, Mr. Simpson stated the draft will show what was amended. In response to Ms. Dennis, Mr. Simpson stated that he can provide the draft to Emily prior to the next meeting so that it can be posted in the next packet. **Ms. MeLynda Rinker motioned for Mr. Simpson to create draft language addressing testimony and other due process items regarding Rules of Procedure and By-Laws, which Mr. John White seconded. The motion passed 9—0.**

IV. New Business:

- A. Board Member Update: Welcome New Members Cesar Perez and Michelle Sylvester. Ms. Emily Foster stated Mr. Cesar Perez is an architect with Straughn Trout and Ms. Michelle Sylvester is a resident and homeowner in the South Lake Morton Historic District.
- B. Window Policy Workshop for Board Members and Staff. Recommendation from staff to discuss policies concerning windows. Ms. Emily Foster stated the last time the Board met to discuss replacement and new windows was in 2007. The meeting would be open to the public but is not for public comment.

V. Adjournment

The meeting adjourned at 8:51 a.m. for the Design Review Committee. (J. White/L. Dennis, 9—0)

Chair, Historic Preservation Board

Senior Planner, Historic Preservation

City of Lakeland Historic Preservation Board

RULES OF PROCEDURE

According to Article 11, Section 11.3.2.i of the City of Lakeland Land Development Code, the Historic Preservation Board shall have the power and authority to adopt rules and procedures for the transaction of its business with approval by a majority of Board members.*

A public record of the Historic Preservation Board's proceedings and actions shall be kept in the Community Development Department, Historic Preservation Planning Section.

Section One: Certificates of Review and the Design Review Process

The Historic Preservation Board and its Design Review Committee has the authority to review applications for Certificates of Review for any alteration to buildings, structures, and sites within designated Historic Districts and properties designated as local historic landmarks, including but not limited to additions, demolition, relocation, and new construction. Decisions with regard to such requests are based upon the Secretary of the Interior's Standards, the published design guidelines for the City of Lakeland's historic districts, and any other applicable development regulations that the Historic Preservation Board is empowered to administer.

- 1.1 Application. Each application for a Certificate of Review shall be made on an official application form and shall be filed at the offices of the City of Lakeland Community Development Department. Staff shall note date of receipt, case file number, and any other relevant information on the application.
- 1.2 Required Information. All information called for in the application for Certificate of Review shall be furnished by the applicant as prescribed in the application form and supporting documentation checklist.
- 1.3 Records. Staff shall maintain a record of each application for Certificate of Review, including supporting documentation and final disposition of the case by the Design Review Committee. All continuances, postponements, and other steps taken and acts done shall be noted in the application case file.
- 1.4 Deadlines and Design Review Committee Meetings. An official schedule of application deadlines and meeting dates shall be maintained by staff and publically posted. To be placed on the Design Review Committee agenda, applications for Certificate of Review shall be submitted by the close of business on the first Thursday of each month, generally. The Design Review Committee meeting shall take place on the fourth Thursday of the month, generally. When there is a conflict in deadline and meeting dates due to the closing of the City of Lakeland's offices for holidays, the official schedule should be consulted. Complete applications filed by the deadline will be entered on the agenda for the regular meeting of the Design Review Committee. Any applications received after the deadline will be entered on the agenda of the next regular meeting of the Design Review Committee. Applications delayed for insufficient

information will be entered in the same manner provided for late applications, after a complete application has been submitted.

1.5 Levels of Design Review. The following three levels of design review are hereby established: Preliminary Review, Minor Review, and Major Review.

1.5.1 Preliminary Review is conducted by staff for any project requiring a Certificate of Review. This informal review takes place prior to application submission and is between the applicant and staff; it may be done in person, via email, or over the telephone. The purpose of preliminary review is for the applicant to discuss the scope of the project with staff to determine preliminary compliance with the Secretary of the Interior's Standards for Rehabilitation, published design guidelines of the Historic Preservation Board, and any other applicable development regulations, as well as determine submittal requirements for the application and notify applicant of meeting dates, application fees, and other procedural information.

1.5.2 Minor Review is conducted by staff for the approval of minor work and projects. A complete Application for Certificate of Review (Minor Review) is required to be submitted by the applicant. Staff may render a final decision on an application and issue a Certificate of Review, or refer the application to the Design Review Committee. See Section 1.9.

1.5.3 Major Review is conducted by the Design Review Committee for major work and projects, typically including major alterations and additions to existing structures, the relocation and demolition of existing structures, and new construction. A complete Application for Certificate of Review (Major Review) is required to be submitted by the applicant. The Design Review Committee may render a final decision on any application and issue a Certificate of Review.

1.5.3.1 Conceptual Review and Approval. Within the Major Review process, an applicant may request Conceptual Review and Approval. Under Conceptual Review, the Design Review Committee may evaluate a project in which the details of a project are not yet complete, provide advice to the applicant regarding revisions to or suggestions for the project, and grant Conceptual Approval of a project. If Conceptual Approval is granted, a second Design Review Committee meeting is necessary for the final approval of the project.

1.6 Design Review Committee Procedure for Major Review. The Design Review Committee shall review the application for Certificate of Review (Major Review), supporting documentation, and the staff report and recommendation for each application prior to each meeting. Staff shall provide this information to each Committee member on a timely basis. The Design Review Committee shall consider and evaluate this information and interpret the appropriateness of the application on the basis of the Secretary of the Interior's Standards for Rehabilitation, the published design guidelines of the Historic Preservation Board, and any other applicable development regulations provided by staff.

- 1.7 Design Review Committee Meeting Order of Business. Any applicant may appear in person or by agent at the meeting. The order of business for consideration of applications for Certificates of Review shall be as follows:

1.7.1 The Chair, or designee, will administer an oath to all those present who intend to testify.

1.7.41.7.2 The Chair shall call the application by case file number and address according to the agenda and check for conflicts of interest among Design Review Committee members.

1.7.21.7.3 Staff shall give a report and recommendation concerning the application.

1.7.4 The Chair shall call on the applicant for additional information or comments.

1.7.31.7.5 The Chair will allow any interested member of the public to present comments, which shall be limited to three minutes, unless the Chair extends the time limit for good cause.

1.7.6 Design Review Committee members may address questions to the staff and the applicant.

1.7.41.7.7 The applicant may be allowed a rebuttal or closing statement as necessary to address any comments or questions in opposition to the application or to object or consent to proposed conditions.

1.7.51.7.8 The Chair shall call for a motion that the application for Certificate of Review be approved, approved subject to conditions, denied, or continued for further information. The Chair shall then call for a discussion and a vote.

1.7.61.7.9 The Chair should thank the applicant and state that staff will provide a written decision to the applicant.

- 1.8 Decision Precedence. The Design Review Committee may consider, but shall not be bound by, precedent. Each case shall be decided upon by its own merits.

- 1.9 Staff Review Procedure for Minor Review. Certain routine and minor projects are delegated to the Historic Preservation Board's staff for administrative review and Certificate of Review issuance. Staff may approve the following types of projects without a public hearing, provided that the request is consistent with the Secretary of the Interior's Standards for Rehabilitation, the published design guidelines of the Historic Preservation Board, and any other applicable development regulations:

1.9.1 Maintenance and Repairs. Any work to sustain the existing form or to correct deterioration, decay, or damage, provided that such work does not involve a change in design, material, or exterior appearance.

1.9.2 Reroofing. The removal and replacement of roofing materials, provided that no other significant alterations are made, i.e. change to roof pitch or shape, or removal of

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architectural roof features, dormers, and chimneys. Proposed replacement materials must be similar to existing materials.

- 1.9.3 Replacement of Existing Features. The replacement of any original feature of a contributing resource is discouraged, unless the feature is deteriorated beyond repair. In such cases of severe deterioration, replacement of the feature with in-kind or similar materials is permitted. Features eligible for staff review and approval include: windows, doors, roofing, soffits, fascia, awnings, porch steps, railings, screening, or enclosures, and architectural ornamentation.

- 1.9.4 Accessory Structures. The construction, relocation, removal, or demolition of accessory buildings provided that the structure is 300 square feet or less. Pools and pool screened enclosures regardless of size are eligible for administrative review.
- 1.9.5 Decks. The construction or removal of decks not visible from a public right-of-way, other than an alley, provided that the decks do not incur any major alterations to a contributing building.
- 1.9.6 Fences and Walls. The construction, replacement, or removal of any fences, walls, knee or street walls on a property.
- 1.9.7 Driveways, Walkways, Paving. The construction or replacement of any permanent paving on a property.
- 1.9.8 Signs. The installation of new signs and removal or alteration of historic signs.
- 1.9.9 Mechanical Systems. The placement of mechanical systems and any screening material necessary to shield the mechanical systems from the street viewshed.
- 1.9.10 Paint Colors. Review is limited to the selection of paint colors for commercial buildings.

Staff may issue a Certificate of Review for the approval, approval with conditions, or denial of an application for Certificate of Review for projects listed above; however, staff is not required to grant this review and, at staff's discretion, may opt to refer such decision to the Design Review Committee for Major Review. Any appeal of a staff decision will be referred to the Design Review Committee and placed on the next available Design Review Committee meeting agenda. A Certificate of Review will then be approved, approved with conditions, or denied by the Design Review Committee. Any further appeal will follow the regular process as established by the Land Development Code, Article 11, Section 11.7.

Section Two: Reserved

*THESE RULES OF PROCEDURES WERE ADOPTED BY MAJORITY VOTE OF THE HISTORIC PRESERVATION BOARD MEMBERS (MOTION TO ADOPT BY B. LUNZ/L. TRUMBLE, 7-0) ON APRIL 23, 2015, AND ARE EFFECTIVE IMMEDIATELY.

AGENDA
DESIGN REVIEW COMMITTEE
City Commission Chambers
March 25, 2021, 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 February 25, 2021 Design Review Committee meeting minutes.
- III. Review Certificates of Review administratively approved since the previous meeting.
- IV. Consideration of Certificate of Review Applications:
 - A. [HPB21-055 – 826 Johnson Avenue](#) – Final Approval requested to construct a new garage apartment in the rear yard of the subject property. Owner/Applicant: Mr. David Seawell.
 - B. [HPB21-056 – 318 Cherokee Trail](#) – Final Approval requested to install Bahama shutters on four windows of the house at this address. Owner: Mr. and Mrs. Paul McCarley. Applicant: Ms. Jenn Walker, Waller Construction.
 - C. [HPB21-057 – 221 E. Main Street](#) – Final Approval requested for minor exterior alterations to the subject building for commercial redevelopment. Owner/Applicant: Mr. Matt Tucker, JB Main St LLC.
- V. Other Business: NONE
- VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE

City Commission Chambers

Thursday, February 25, 2021

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

The City of Lakeland Historic Preservation Board's Design Review Committee, met in Regular Session; Lynn Dennis (Chair), Dan Fowler (Vice Chair), Landis Fleming, Christopher McMachen, MeLynda Rinker, and John White were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation, Christelle Burrola, Planning Assistant, and Jerrod Simpson, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

The meeting was called to order by Chair Lynn Dennis at 8:51 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Mr. John White motioned to approve the January 28, 2021 meeting minutes. Mr. Christopher McMachen seconded the motion. The motion passed unanimously, 6-0.

III. Review of Certificates of Review administratively approved.

A list of thirteen (13) administratively approved Certificate of Review projects covering the period 1/22/21-2/16/21 was included with the agenda packet. The Committee reviewed this list, and there were no questions or comments about these projects.

IV. Consideration of Certificate of Review Applications:

- A. HPB20-211 – 1121 S. Lincoln Avenue** – Final Approval requested for the new construction of a one-story, single-family house on the property at this address. Owner: Merlin Properties of Central Florida LLC. Applicant: Ms. Yelithza Paramo, Paramount Building. **Continued from a previous meeting.**

Chair Dennis 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 that the subject property consists of one lot of record and a portion of a second lot of record, which total 0.26 acres in area size. On the subject property is a single-family house, built circa 1954, which features a gabled roof and is masonry vernacular in style. This house has been altered by the installation of replacement windows that appear to be incompatible with the Design Guidelines. A masonry detached two-car garage also exists on the western side of the property. These buildings are non-contributing buildings within the Dixieland Historic District.

The Applicant proposes to reorient the main entrance of the house from the east elevation that currently faces S. Lincoln Avenue, to a new doorway on the south elevation that faces W. Belmar Street. An existing window on the south elevation will be removed to accommodate the new

entrance doorway, in which a Masonite Craftsman style upper lite door will be installed. A wooden gabled-roofed* overhang supported by 6" X 6" wood posts will be added to the new entrance for cover from the elements. The existing front porch and doorway on the east elevation will remain as-is.

This request originated from the Applicant's request to the City's Planning Division to split the property along a proposed new property line running north-to-south and meet the City's Land Development Code regarding both the zoning district development and subdivision regulations. Splitting the subject property will create a new parcel, which the Applicant may use for the construction of a new single-family house in the future. The site plan for the proposed lot split has been found to meet front entrance, lot dimension, building setbacks, and parking requirements by Planning staff, and will require that the property be given a new address reflecting W. Belmar Street.

Ms. Foster stated that additional work was included on the Application for this request and will be administratively reviewed and approved by staff separately following the approval of the primary request by the Design Review Committee. This additional work includes: demolition of the existing concrete block detached garage on the property, construction of a new 10-ft. wide driveway on the north side of the property, installation of a metal storage shed in the rear yard of the property, and relocation of the existing electric meter from the south elevation to the west elevation of the house.

Ms. Foster stated that the request was evaluated using Secretary's Standards Chapter 6 of the Residential Historic District Design Guidelines.

Generally, changes to individual lot lines from the pattern established by historic platted subdivisions is not supported by staff due to historical development patterns that provide a foundation for historic context, setting, and designation of Lakeland's historic districts. However, given the change in lot orientation found in the George Subdivision west of S. Lincoln Avenue as compared to the Dixieland Subdivision east of S. Lincoln Avenue, and the variation of orientation of buildings in this area, the splitting of the subject property along a non-platted lot line can be supported.

Alterations to non-contributing buildings may be offered more flexibility than contributing buildings in terms of consistency with the Standards and Design Guidelines, but alterations must not affect the architectural integrity of adjacent contributing buildings or diminish the historical character of the overall historic district. While staff finds that the proposed reorientation of the front door from the east to south elevation will not adversely affect surrounding contributing buildings or the character of the Dixieland Historic District, this alteration could be done in a way that is more compatible with the masonry vernacular character of the house. Staff recommends the following changes to the request:

1. Overhang gable end should be clad in saw-tooth vertical siding, similar in dimension and profile as that existing on the gables of the house; and
2. Install a French or full-lite door on the existing doorway on the east elevation of the home to convey the appearance of a secondary doorway.

Ms. Foster stated that after the agenda packet was published, the applicant submitted a new rendering showing their interpretation of what staff is recommending.

As the request meets the intent of the Standards and Design Guidelines, staff recommends final approval of the request with the following conditions:

1. Overhang gable end should be clad in saw-tooth vertical siding, similar in dimension and profile as that existing on the gables of the house; and
2. Install a French or full-lite door on the existing doorway on the east elevation of the home to convey the appearance of a secondary doorway.

Chair Dennis asked if the Applicant had any additional comments or questions. Mr. Diego Paramo was present in support of the request. Mr. John White asked if the request would affect the address. Ms. Foster stated the request would require a new address that reflects Belmar Street. There were no further comments from the Applicant and there were no public comments.

Mr. Dan Fowler stated that he is concerned with the scope of the main entrance. He stated he would like to see the porch widened. Mr. Paramo stated he understands the concern and can make the front entrance wider and has no issues. Mr. Fowler stated that he is not talking about the size of the door, just the porch. Ms. Dennis recommended equal distance on either side. There were no further comments from the Board, and there were no public comments.

MOTION: Approval of the request with the conditions recommended by staff contingent upon widening the new front porch with equal distance of a minimum of 24 inches on each side of main entrance door. (D. Fowler/C. McMachen 6--0)

B. HPB21-030 – 302 W. Park Street – Final Approval requested to replace existing siding and windows. Owner/Applicant: M & P Restoration, LLC.

Chair Dennis 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 subject property is located on the southwest corner of W. Park Street and S. New York Avenue and is 0.17 acres in size. This lot contains a one-story, single-family house built circa 1921, which is a contributing building in the Dixieland Historic District. The architectural style of the house is Craftsman Bungalow, which is expressed by a gable roof pierced by a brick chimney, a full-width, hipped roof front porch supported by tapered columns on brick plinths, exposed rafter tails, wooden drop-lap siding, and wooden double-hung sash windows with a three-over-one divided lite configuration. Alterations include removal of all original windows as of late 2020 and the screening in of the front porch.

In February 2020, during the Historical Review of the building permit related to this request (BLD20-00238), staff provided comments to the Applicant concerning replacement siding and windows. Staff noted that the existing, original wood drop-lap siding did not appear to be deteriorated beyond repair and recommended repairing the existing siding where necessary instead of installing new siding. Additionally, staff stated that the 5.25-inch exposure Hardie lap siding was not appropriate for use on this house as it does not match the drop-lap profile of the existing siding. Staff advised the Applicant that new siding required approval by the Design Review Committee via the Certificate of Review application process. Staff also advised the Applicant that replacement windows must match the design of the original windows, which had three vertical panes of glass in the top sash and have exterior-mounted muntins/grid.

On March 19, 2020, the Applicant revised the building permit to exclude the replacement siding and clarified the window specifications. As a result, Certificate of Review HPB20-039 was

administratively issued by staff on March 23, 2020 for replacement windows for the subject house, as well as a replacement front door. The standard conditions pertaining to replacement windows concerning exterior-mounted muntins matching the grid pattern of the original windows, a recess of at least two inches for each window unit and a vertical mullion between paired or grouped windows, were clearly stated on the Certificate of Review. While not stated in the Certificate of Review, replacement windows matching the opening size of original windows, per the Design Guidelines, is a presumed condition for all replacement windows in historic buildings.

On January 6, 2021, staff received a complaint from a Dixieland resident concerning the replacement windows on the subject house not meeting historic design guidelines. A stop-work order was issued, and the Applicant was advised by staff to seek Design Review Committee approval for the non-compliant windows. In addition, the Applicant stated that the existing siding was too damaged to repair and requested administrative approval for its replacement. Staff reminded the Applicant that replacing all siding of the entire house required DRC approval.

The staff report contains additional background on three previous, similar projects that the Applicant has completed in the Dixieland neighborhood concerning window and siding replacement. These projects received staff and/or Committee approval although they used replacement siding, windows, and window trim that are not in compliance with the Design Guidelines, some of which resulted from oversights made by City staff. This slide shows the houses at 123 Hunter Street on the top and 701 W. Belmar Street on the bottom. The photos on the left show the condition of each house before the work done by the Applicant, and the photos on the right show the finished work.

Ms. Foster stated that the request was evaluated using Chapter 6 of the Residential Historic District Design Guidelines. Original windows and siding are character-defining features of a historic building, and the installation of replacement features that do not match the appearance of an original feature can adversely affect the architectural integrity of a building. Staff finds that the replacement windows do not appear to match the opening sizes of the original windows; specifically, that many of the windows appear to be too short, and one of a pair of windows is missing. Additionally, the replacement windows are not recessed into the wall plane, as the original windows were, and instead project from the exterior wall surface. The replacement windows also do not feature an upper sash with exterior-mounted muntins matching the three lite appearance of the historic windows. Finally, all window trim and casing has been removed, which is beyond the scope of work approved by Certificate of Review HPB20-039.

In evaluating the request for replacement siding, staff finds that the existing historic drop-lap siding features a recessed channel profile that is different from the Hardie siding lapped profile, and is therefore inconsistent with the Design Guidelines as the 5.25-inch exposure Hardie board will not recreate the appearance of the drop-lap siding.

Staff recommends approval of the request with the following conditions, to be reviewed and approved at staff level prior to permitting:

1. Use replacement windows that have the following characteristics:
 - Box-framed windows of the same dimensions of the original windows are suggested, which will provide a recess into the wall plane similar to the original windows that were removed;
 - Windows must have an upper sash with three simulated divided lites and exterior-mounted muntins/grid;
 - Paired windows must have a vertical mullion in between the window units in a similar dimension as the original windows; and

- All window trim must replicate the original in dimension and include a drip edge, header, sill, and apron.
2. Retain and repair the existing siding with in-kind materials or replace with drop-lap siding matching the profile and dimension of the original siding.

Chair Dennis asked if the Applicant had any additional comments or questions. Mr. AJ Maquiera was present in support of the request. He stated he has concerns with the consistency with requirements for windows in the Dixieland area. The same style windows are being used and approved in the same historic area. The window sizes are different due to the interior plan change that was approved by the City's building department. Mr. Maquiera stated that the Hardie siding was also approved in another house in the same historic area and is not sure why this one is not. He recommends that moving forward, if after the Window workshop comes out with a more precise requirements for windows, it would be nice to know up front going into the process before windows are installed. Prior projects are similar and the house blends in just fine compared to other projects. There were no further comments from the Applicant and there were no public comments.

In response to Mr. Chris Olson, Ms. Foster stated she reviewed this project in March of 2020 with the owner. Administrative approval was given with standard conditions for windows but advised the applicant the Hardie siding request would have to be presented to the Committee. In response to Chair Dennis, Ms. Foster stated that she does not recall there were elevations submitted with the building permit application that indicated the windows would be changing. Ms. MeLynda Rinker stated the standards for the windows have been in place for quite some time. Ms. Michelle Sylvester asked about the history of window approvals in the past. Chair Dennis stated cases are looked at individually. Ms. Sylvester stated it is the responsibility of the homeowner to know the rules of living within the Historic District. Ms. Rinker stated the type of window on the property does not look right, and changes the historic nature of the house. Mr. Dan Fowler stated the requirements are clear from the review in February 2020. The building department is only looking up Florida building code requirements mostly related to proper approval for wind resistance for example, but not for the historic elements of the windows. He also stated the proposal significantly changes any original historical character of the home.

Mr. AJ Maquiera stated the window look will be the same. The current photos are an incomplete product, but the current look will be the same. Mr. John White stated he is not sure why the middle window is now only one window, instead of two. Mr. Maquiera stated the existing windows do not line up with the existing approved interior floor plan.

Mr. Jerrod Simpson clarified that the building department review is separate from the historic review and both are required. Discussion ensued.

Mr. Maquiera asked if when plans are submitted through eTRAKiT, does the Historic committee not look at the floor plan. The floor plan that was submitted shows the elevations as well as the site plan. Mr. Dan Fowler stated there are two separate application processes. There was a disconnect, but the project was never completely submitted prior to the work being completed. Ms. MeLynda Rinker stated staff clearly stated in the conditions the requirements of the windows. Mr. Maquiera stated the conditions stated the windows must match and they will. Chair Dennis clarifies staff recommendation. Ms. Emily Foster stated that the building final inspection was completed before the historical final inspection. Had the historical inspection been done first, it would have been failed. Mr. Dan Fowler stated in a historical building, thin windows will not replicate the appearance of the historic, recess, shadow line look even with the trim. In response to Chari Dennis, Mr. Maquiera stated there is probably about ten to twelve windows around the

house. In response to Ms. MeLynda Rinker, Mr. Maquiera stated there will not be windows added. He also stated that the process is not extremely clear. Ms. Rinker stated that the process is very clear, and the process is the applicant must go through the Historic Preservation Board as well as the building department. Mr. Maquiera stated that Ms. Foster did not specify any specific type of window., just that it had to be matching in looks in appearance. Ms. Rinker stated the recess is part of it when it comes to matching windows. Ms. Foster stated for an existing historic structure, it is imperative that the recess is the correct size. Mr. Dan Fowler stated that he thinks the applicant needs to provide a proper submittal.

MOTION: Table the item until there is a proper application submittal including existing and proposed floor plans and architectural elevation drawings to the Historic Preservation Board's Design Review Committee. (M. Rinker/D. Fowler, 6-0).

C. HPB21-035 – 1114 E. Palmetto Street – Final Approval requested to demolish aluminum sunroom on the rear elevation of subject house and build an addition. Owner: Mr. Kevin Blanks. Applicant: Mr. Jason Fabsik, Willow Built, Inc.

Chair Dennis 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 that the subject property an interior lot consisting of 0.18 acres. The property contains a Masonry Vernacular house built in 1947, which is a contributing building in the Biltmore-Cumberland Historic District. The one-story house is a side-gabled structure with a front-facing gabled ell, which is constructed of struck concrete block and features a shed-roofed front stoop. The gables of the house are covered in aluminum lapped siding. All windows have been replaced with single-hung sash vinyl windows. The Applicant's request proposes to remove an aluminum screen room on the rear elevation of the house and build an addition consisting of 437 square feet onto the rear elevation.

The addition will consist of a master bathroom, family room, and utility room. The design and materials for the addition are intended to match the existing house. This slide shows the existing condition on the left, and proposed addition on the right. Again, existing condition of the side elevations on the left side of the slide, and proposed addition on the right.

Materials proposed for the addition include:

- A raised concrete foundation with crawlspace venting;
- Painted struck block walls and aluminum lapped siding in the gable end;
- Vinyl single-hung sash windows;
- Craftsman style 6-lite, 3-panel door;
- Architectural roof shingles; and
- An aluminum Fascia/Soffit

The site plan for the proposed addition shows building setbacks that comply with the Urban Form Standards of the Land Development Code. Ms. Foster stated that the request was evaluated using Secretary's Standards #2, #9, #10 and Chapter 4 of the Residential Historic District Design Guidelines. In evaluating the request with the Standards, staff finds that the requested addition does not disturb the spatial relationships that characterize the neighborhood, and the essential form and integrity of the subject house is maintained. In evaluating the request with the Design Guidelines, the materials of the proposed addition reflect the materials of the house and are generally compatible with the Guidelines. While aluminum siding is not an acceptable siding

material per the Design Guidelines, staff finds the use of aluminum siding in the rear elevation gable of the addition consistent with the other gables of the house and will not otherwise affect its architectural integrity or character of the historic district. The design of the proposed windows, as well as roof pitch and form, is consistent with the style of the subject house and Guidelines. Furthermore, the addition is appropriately placed to the rear of the house. Staff recommends Final Approval of the request as submitted.

Chair Dennis asked if the Applicant had any additional comments or questions. Mr. Jason Fabsik was present in support of the request. There were no further comments from the Applicant and there were no public comments.

MOTION: Final approval of the request as submitted and recommended by staff (J. White/D. Fowler, 6—0).

- D. HPB21-038 – 711 College Avenue** – Final Approval requested to build an addition onto the rear elevation of the existing house on the subject property, as well as to expand the existing porte cochere. Owner: Ms. Jennifer Smith & Mr. Roberto Nunez. Applicant: Mr. Leonard Wood.

Chair Dennis 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 that the subject property is an interior lot consisting of 0.11 acres. This lot contains a one-story, single-family house built circa 1917, which is a contributing building in the South Lake Morton Historic District. The architectural style of the house is Bungalow, which is expressed by a gable roof, a full-width front porch supported by square columns on brick plinths and an integrated porte cochere, exposed rafter tails, wooden drop-lap siding, and wooden double-hung sash windows with a one-over-one lite configuration. Alterations include a pair of French doors on the north side elevation and the addition of a wooden deck on this elevation. The Applicant's request proposes to remove an existing rear addition and side deck and construct a new addition and deck onto the rear elevation of the house in a similar footprint.

Ms. Foster stated the new addition will increase the living area of the house by 129 square feet. The proposed new deck will wrap around the north side elevation to the rear and will be 280 square feet in size. The request also proposes to extend the roofline of the porte cochere by two feet on the north side elevation in order to accommodate wider vehicles. The design of the addition and porte cochere extension is intended to match the existing design of the subject house.

Materials proposed for the addition include:

- A concrete pier foundation;
- Novelty wood siding to match existing drop-lap siding;
- Fiberglass French doors;
- Architectural asphalt roof shingles; and
- Pressure treated lumber decking.

The site plan for the proposed addition shows interior side building setbacks that do not comply with the minimum setback of five feet that is required by the Land Development Code. If this request is approved by the Committee, the Applicant will need to request a variance from the

Zoning Board of Appeals and Adjustments from this building setback requirement in order to proceed with construction of the addition and deck.

Ms. Foster stated that the request was evaluated using Secretary's Standards #2, #9, #10, and Chapter 4 of the Residential Historic District Design Guidelines. In evaluating the request with the Standards, staff finds that the requested addition does not disturb the spatial relationships that characterize the neighborhood, and the essential form and integrity of the existing house is maintained. In evaluating the request with the Design Guidelines, staff finds that the materials of the proposed addition reflect the original materials of the house and are compatible with the Guidelines. The design of the French doors, as well as roof pitch and overhang, exposed rafter tails, and drop-lap siding is consistent with the style of the subject house and Guidelines. Furthermore, the addition is appropriately placed to the rear of the house.

Finally, staff finds that the proposed deck is appropriately placed to the side and rear of the home and will use materials that are consistent with the Design Guidelines. The expansion proposed for the porte cochere will continue the form of the existing roofline and will not damage the historic relationship of this feature with the front porch and house. Staff recommends Final Approval of the request as submitted, with the understanding that the Applicant will need to obtain a variance for the building setbacks of the addition, deck, and porte cochere extension.

Chair Dennis asked if the Applicant had any additional comments or questions. Mr. Leonard Wood was present in support of the request. There were no further comments from the Applicant and there were no public comments.

MOTION: Final approval of the request as submitted and recommended by staff (M. Rinker/L. Fleming, 6—0).

- E. **HPB21-040 – 238 N. Massachusetts Avenue** – Final Approval requested major rehabilitation to the subject building to accommodate mixed-use redevelopment consisting of commercial office, retail, food and beverage, and residential uses. Owner: 238 N. Massachusetts LLC. Applicant: Mr. Jon Kirk, Straughn Trout Architects.

Chair Dennis 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 that the subject property is located at the southwest corner of N. Massachusetts Avenue and E. Bay Street, and consists of one lot of record with a total area of 0.41 acres. On the property is a two-story commercial building with two one-story buildings attached on its south and west sides. Built circa 1926, this building is a contributing structure in the Munn Park Historic District. The two-story structure is locally known as the Gore Building, and features the Mediterranean Revival architectural style, as expressed in its stucco and brick cladding, terracotta barrel tiles and glazed tiles on the roof parapet, and pierced attic vents. The building's second-story windows are double-hung sash wood windows with a four-over-one divided lite configuration and are presently all covered. A storefront consisting of a recessed entry, plate glass display windows with metal framing, glass block, and ceramic tile is present on the east and north elevations, and is covered by a hipped roof canopy with asphalt shingles; both of these features are not original to the building and have been altered over time. The two one-story structures attached to the Gore Building are also clad in stucco with a variety of covered window and door openings and are considered non-contributing buildings within the Munn Park Historic District.

In addition to a total renovation of the interior of the buildings and new mechanical systems, the proposed rehabilitation will include the following work to the exterior of the buildings:

- All existing window and door coverings will be removed.
- The hipped roof canopy on the Gore Building will be removed and replaced with a prefinished aluminum flat canopy attached to the building by metal or cable stays.
- The second-floor windows on the Gore Building will be replaced with prefinished single-hung sash aluminum windows with a three-over-one simulated divided lite appearance and similar size as the existing windows. New window openings matching the size and configuration of the original window openings may be added to the south elevation wall of the second story in the future.
- The existing storefront of the Gore Building will be removed and replaced by a new aluminum storefront with a defined brick and glass bulkhead, display windows and transom windows. The storefront will be recessed on the northeast corner and north elevation of the building to provide outdoor dining space, but the support columns of the original storefront will remain.
- The arched doorway on the north elevation of the Gore Building will remain, but a new full-lite door with arched transom will replace the existing door. Similarly, a new full-lite door with a transom and sidelight matching the new aluminum storefront will replace the existing entry door on the building's east elevation.

Ms. Foster stated that on the one-story structure to the south of the Gore Building, two new aluminum storefront windows and a glass entrance door with an aluminum flat canopy are proposed to be installed on the east elevation. New windows and openings matching the style of the Gore Building's second story windows will be installed in the south elevation wall. On the west elevation, a new double door opening in similar design and materials as the other new doorways will be installed, along with a new roll-up door to replace an existing roll-up door. A 770 square feet portion of this building's west elevation will be demolished to provide an area for the dumpster and three parking spaces, accessible from Traders Alley. To accommodate a potential roof top patio on this building, a metal guard/handrail may be installed on the roof but will be stepped back from the existing parapet.

On the one-story structure to the west of the Gore Building, the existing door and window openings on the north elevation will be removed and a centrally located recessed entry will be located on this façade. The entry will be enclosed with decorative wrought iron gates, and a sign board area will be located above the entrance. The west elevation of this building will be altered through the removal of existing windows and openings and the installation of two new aluminum storefront windows, as well as the addition of a gated outdoor seating area.

Ms. Foster also stated that all three buildings will be repainted. The barrel and glazed tiles on the Gore Building and southern one-story building will be preserved. The exposed rafter tails on the south and west elevations of the one-story structures will also remain intact. While not requiring review by the Design Review Committee, building tenant signage and artistic murals are planned for this building rehabilitation project. The Applicant also provided proposed floor plans for this project, which were included in the agenda packet.

Ms. Foster stated that the request was evaluated using Secretary's Standards #1, #2, #3, #4, #5, #6, #9, #10 and #9, #10 and Chapters 4 of the Residential Historic District Design Guidelines. Staff finds that the proposed rehabilitation work meets the intent of the Standards and Design Guidelines in terms of treatment of historic architectural features, replacement materials, and reconfiguration of spaces and fenestration. As stated, the storefront and canopy of the Gore Building are not original features of this building, but have been in existence for at least 50 years;

as neither of these features have a unique design or distinctive materials, or are otherwise historically important, staff finds that these changes have not acquired historic significance in their own right. The design of the new aluminum and glass storefront restores the traditional functionality and visibility to the ground floor of the building and is appropriate in scale for the building. The proposed recessed storefront area provides a design strategy to serve a variety of uses for the building and extend its useful life, consistent with the Design Guidelines. Also, as evidenced by interior photographs, the original windows appear to be deteriorated beyond repair, and their replacement with windows in a similar size and lite configuration is appropriate.

The changes to the one-story structures attached to the Gore Building are also found to meet the Standards and Design Guidelines, as these structures are subordinate and simpler in design to the Gore Building, as well as considered non-contributing buildings.

The proposed design for building signage is creative in reflecting the history of the building and appears consistent with the design guidelines for commercial signage but will require a separate sign permit application and review. Artistic murals are exempt from design review for painted building surfaces.

Staff recommends Final Approval for the proposed rehabilitation with the following conditions, to be approved by staff before building permit application submittal:

1. Verify that the original double-hung sash wood windows have a four-over-one divided lite configuration and if so, use a replacement window with a four-over-one simulated divided lite configuration;
2. With exception to the storefront windows and door sidelight and transom windows, the replacement windows should be recessed to provide a shadow line and should not be flush-mounted.
3. All windows must have exterior-mounted muntins/grids, and storefront windows and doors should have dimensional framing/dividing members.
4. Confirm the exterior paint palette and the finish of the aluminum storefront and window framing.
5. Signage will require an additional historical review and sign permit application.

Chair Dennis asked if the Applicant had any additional comments or questions. Mr. Jon Kirk was present in support of the request. Mr. Kirk stated regarding condition one, the original double-hung sash wood windows do have a four-over-one divided lite configuration. For condition number three, the intent is to apply aluminum windows with the applied muntins to the exterior. With condition four, the exterior paint palette's intent is to be white. All storefront would be a dark, anodized, bronze color. The windows would also have a palette that is close to the storefront. In response to Mr. Kirk, Ms. Emily Foster stated that for signage approval, it does not have to go before the Design Review Committee Board as it can be administratively approved. Ms. MeLynda Rinker asked if the applicant has done their research on the availability of the dark, adonized color for the windows. Mr. Kirk stated that yes, they can be ordered in black. Mr. John White asked if the intent of the projecting sign design in the renderings would remain. Mr. Kirk stated that's what is hoped for. He also stated that they received a list of the previous uses for the structure from LuAnn Mims with the City's library. Mr. Kirk goes over the previous uses of the structure. One of the previous uses was a cigar building which is influencing the theme of the signage.

There were no further comments from the Applicant and there were no public comments.

MOTION: Approval of the request with the conditions recommended by staff and Committee pre-approval of the signage design and lighting as proposed in the renderings and by the Applicant. (M. Rinker/D. Fowler, 6—0).

V. Other Business: None

VI. Adjournment: There being no further business, the meeting was adjourned at 10:21 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
March 25, 2021**

Project #	HPB21-055
Project Type	Garage Apartment
Property Address	826 Johnson Avenue
Historic District; FMSF#	South Lake Morton Historic District; SLM #12-13; "Paul Watkins House"
Owner/Applicant	Mr. David Seawell
Design Professional	MP Drafting and Residential Design; Kent M. Bice, Engineer
Zoning; Context District; Future Land Use; SPI	RA-4; Residential Medium; Urban Neighborhood; South Lake Morton SPI
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	Demolition of accessory building, 6/5/2012 (2012-055); Front door replacement, 7/10/2012 (2012-060); Exterior alterations including vinyl siding installed without a building permit, 5/25/2017 (HPB17-078); Replacement windows and doors, 5/12/2017 (HPB17-082); Replacement porch columns and handrail, 5/30/17 (HPB17-097)

REQUEST

Mr. David Seawell requests Final Approval to construct a garage apartment in the rear yard of the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of one interior lot of record (T.H. Johnson's Addition, Block A, Lot 19) measuring 50 feet wide by 135 feet deep (0.16 acres). This property does not have alley access. On the property is a one-story single-family house, constructed circa 1925 in the Bungalow architectural style, which is a contributing building in the South Lake Morton Historic District. Features expressing the Bungalow style include the double front gable roof, side-gabled front porch and porte cochere, tapered porch columns on brick plinths, and gable knee braces. Several significant alterations have been undertaken to this house, including the installation of vinyl siding, windows, porch columns and handrail, and metal porte cochere supports.

The Applicant requests to construct a two-story garage apartment in the rear yard, which will be 20 feet by 30 feet in size. An existing concrete slab that was the foundation of a former detached accessory building is proposed to be reused for the new garage apartment. The new building is proposed to consist of a 600 square feet garage on the ground floor, and a 457 square feet studio apartment on the second floor, accessed by an interior stair. The second-story apartment will feature a full-width balcony on the front elevation of the building. Materials proposed to be used for the garage apartment include:

Scope	Material
Foundation	Existing concrete slab on grade
Exterior Cladding	Hardie Board lap siding
Trim/Casing	Hardie Trim
Windows	Vinyl single-hung sash window with 9-lite Prairie style sashes

Doors	6-panel steel entry door; steel balcony doors with Prairie-style lites; and a steel garage door.
Roof	Asphalt shingles; 4/12 pitch
Fascia/Soffit	Hardie fascia; aluminum vented soffit
Balcony Columns Handrail	Not Specified
Exterior Paint Colors	Not Specified

The site plan submitted for this request shows building setbacks of 4.25 feet from the north side property line, 4.67 feet from the rear property line, and 24.83 feet from the south side property line.

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:

In evaluating the request with the Standards, staff finds that the garage apartment does not disturb the spatial relationships of the principal house, and the essential form and integrity of the existing house is maintained. New but similar materials will be used, which will be complementary in nature to the design of the house.

In evaluating the request with the Design Guidelines, staff finds the subordinate scale of the garage apartment and its simplified design to be consistent with the Design Guidelines. Staff finds the materials and design of the window, doors, balcony, and roof pitch to be consistent with the Design Guidelines, and the structure is appropriately located to the rear of the lot with vehicular access from the existing driveway. 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 form.

For compliance with Land Development Code Sub-Section 4.3.2 regarding accessory dwelling units (“ADU”), as well as approval for Compatibility Review by the Planning and Zoning Board, the minimum building setbacks for the ADU will need to be increased to a minimum of 5 feet from both the north side and rear property lines. A variance and/or Administrative Adjustment may also be requested by the Applicant for the nonconforming building setbacks, as proposed on the site plan. The site plan also must show one additional off-street parking space to accommodate the ADU for Compatibility Review purposes.

STAFF RECOMMENDATION:

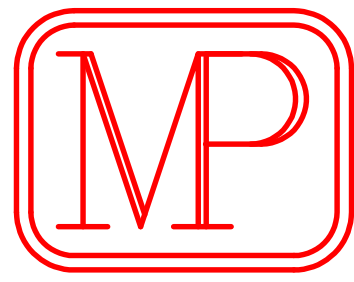
As the request meets the Standards and Design Guidelines, staff recommends Final Approval of the request with the following conditions to be approved by staff prior to submission of the building permit:

1. The window should have a Colonial-style, six-over-one simulated divided lite appearance, instead of a Prairie style configuration, to match the style of windows on the house. The window muntins/grid must be mounted to the exterior glass.
2. The balcony French doors should have a traditional 10- or 15-lite simulated divided lite appearance instead of a Prairie style configuration. Door muntins/grid must be mounted to the exterior glass.
3. The exposure of the Hardie lap siding must be no wider than 5.25 inches.
4. Use a straight eave return in the gables instead of the “pork chop” eave shown on the elevation drawings.
5. Use rectangular gable vents instead of the arched gable vents shown on the elevation drawings.
6. Provide the materials of the balcony columns and handrail.
7. Provide a paint palette for the exterior of the garage apartment.

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







Drafting
and
Residential
Design

Phone: 863-674-2800
MP5UPRPLANS@GMAIL.COM

REVISIONS

Δ		
Δ		
Δ		
Δ		
Δ		
Δ	01-07-2021	PERMIT PLAN
Δ	12-28-2020	PRELIMINARY
Δ	12-20-2020	PRELIMINARY
Δ	DATE	COMMENTS

20-037-DS

PROJECT LOCATION

828 JOHNSON AVE.
LAKELAND, FL.

David Seawell

DRAWN FOR:

THESE STANDARDS AND PLANS
MEET OR EXCEED THE FBC 2020
7th ED. BUILDING CODE SECTION
1608 WITH AN ULTIMATE DESIGN
WIND LOAD 140 MPH.

KENT M. BICE
P.E. # 50421
C.O.A. 30468

KENT M. BICE
ENGINEER

1652 6TH ST. S.E. WINTER HAVEN, FL.
PH: 883-875-5602
FAX 883-508-6496

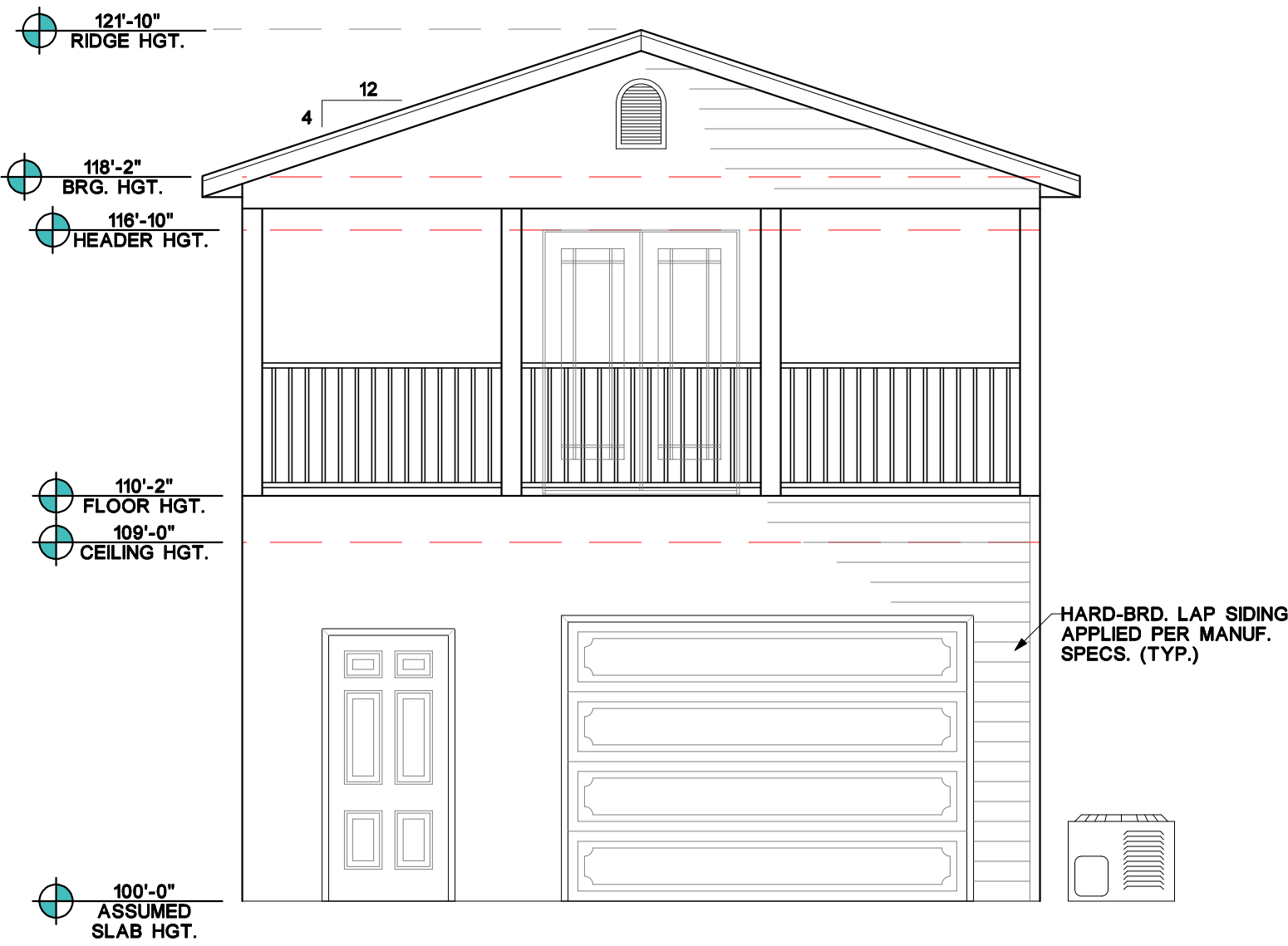
AREA CALCULATIONS

1 ST FLOOR	N.A.
2 ND FLOOR	457 SQ. FT.
BASEMENT	N.A.
ENTRY PORCH	N.A.
GARAGE	600 SQ. FT.
CARPORT	N.A.
BREEZEWAY	N.A.
COVERED PATIO	93 SQ. FT.
TOTAL	1150 SQ. FT.
HVAC AREA	457 SQ. FT.

SCALE: AS NOTED

ELEVATIONS

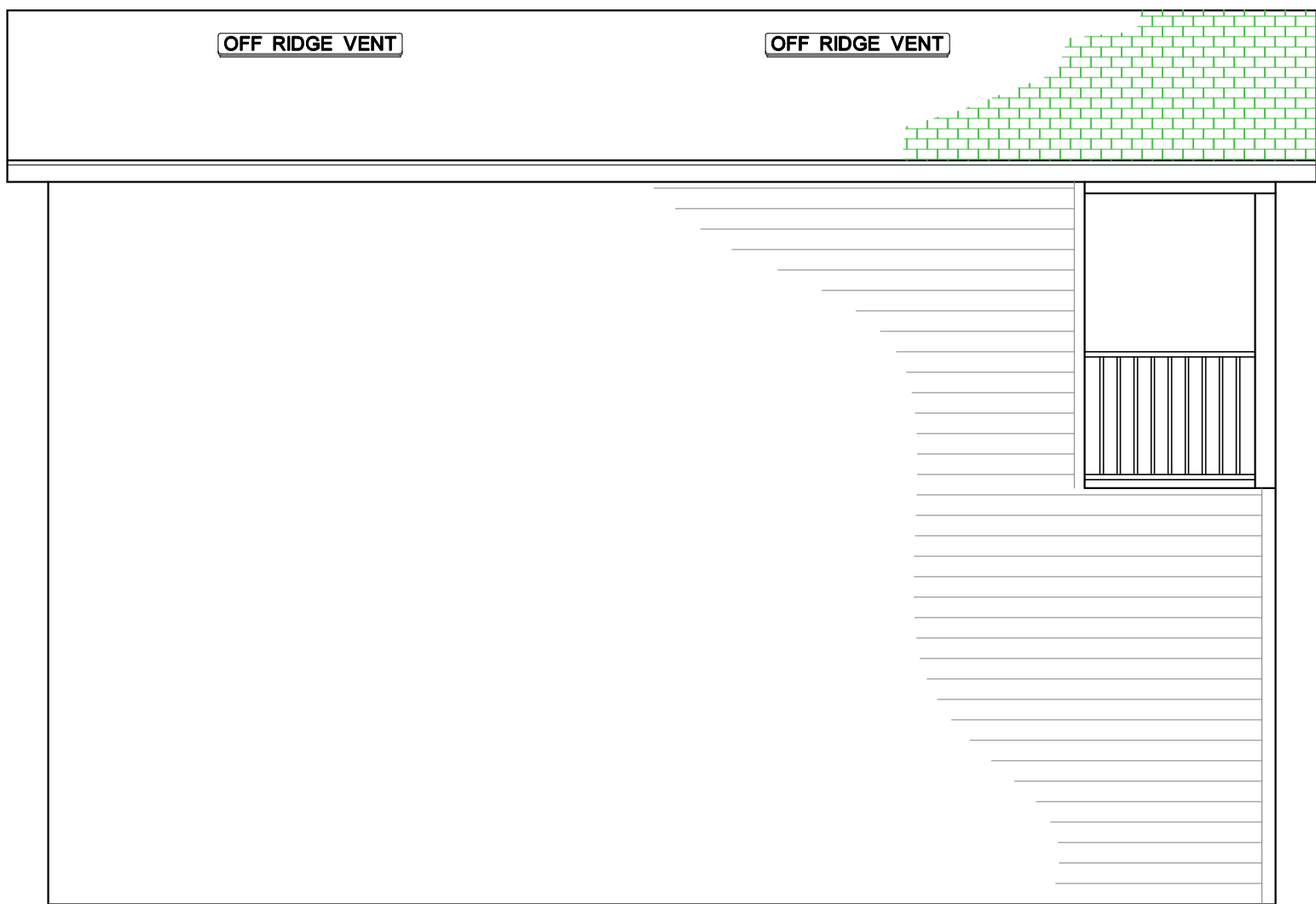
A - 2



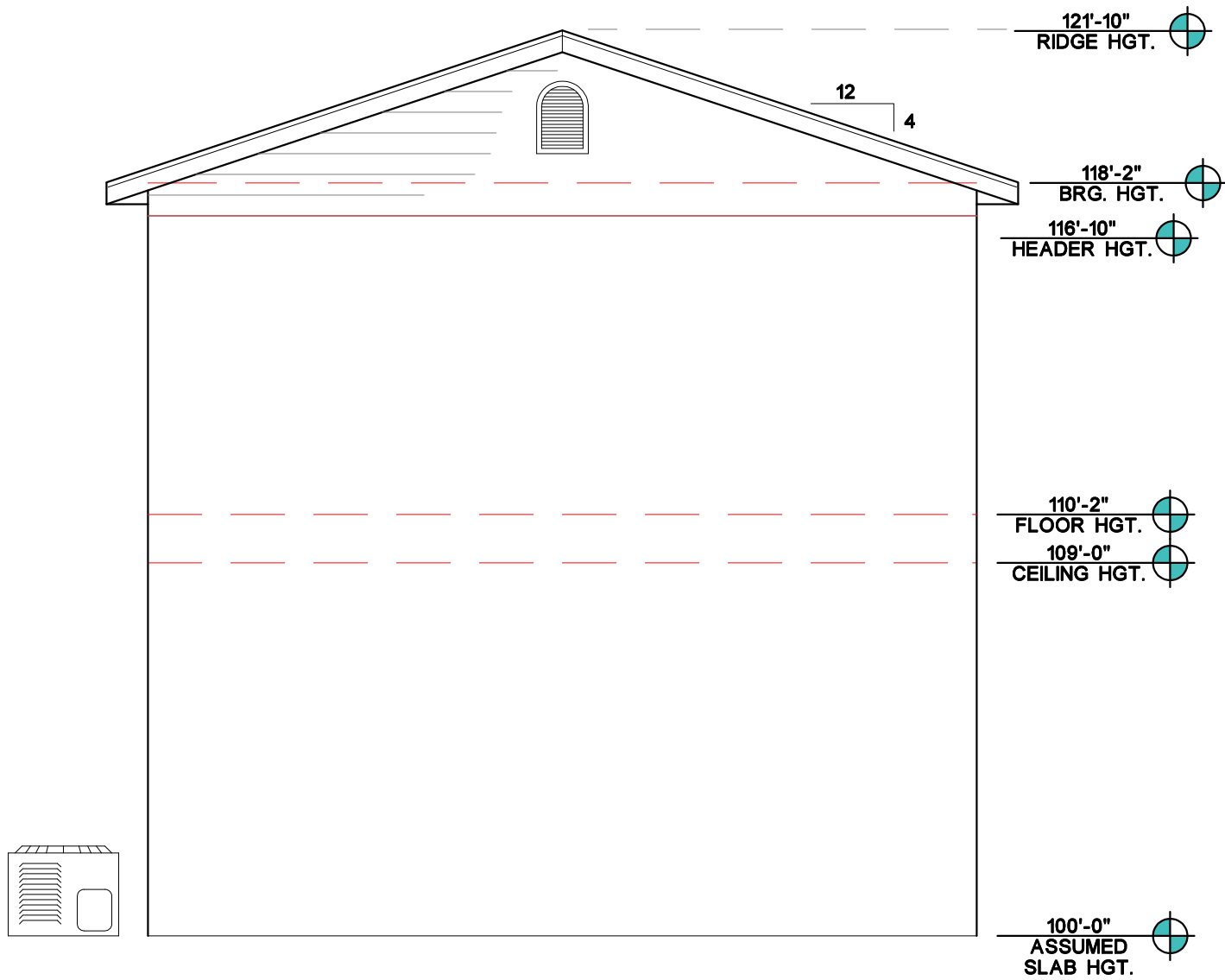
Front



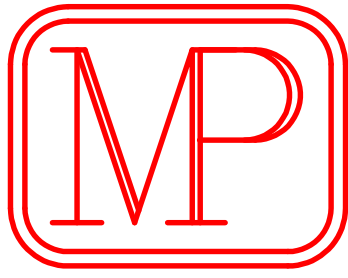
Right side



Left side



Rear



Drafting
and
Residential
Design

Phone: 863-674-2800
MP@SUPERPLAN5@GMAIL.COM

REVISIONS

Δ		
Δ		
Δ		
Δ		
Δ	01-07-2021	PERMIT PLAN
Δ	12-28-2020	PRELIMINARY
Δ	12-20-2020	PRELIMINARY
Δ	DATE	COMMENTS

20-037-DS

PROJECT LOCATION

828 JOHNSON AVE.
LAKELAND, FL.

David Seawell

DRAWN FOR:

THESE STANDARDS AND PLANS
MEET OR EXCEED THE FBC 2020
7th ED. BUILDING CODE SECTION
1608 WITH AN ULTIMATE DESIGN
WIND LOAD 140 MPH.

KENT M. BICE
P.E. # 50421
C.O.A. 30468

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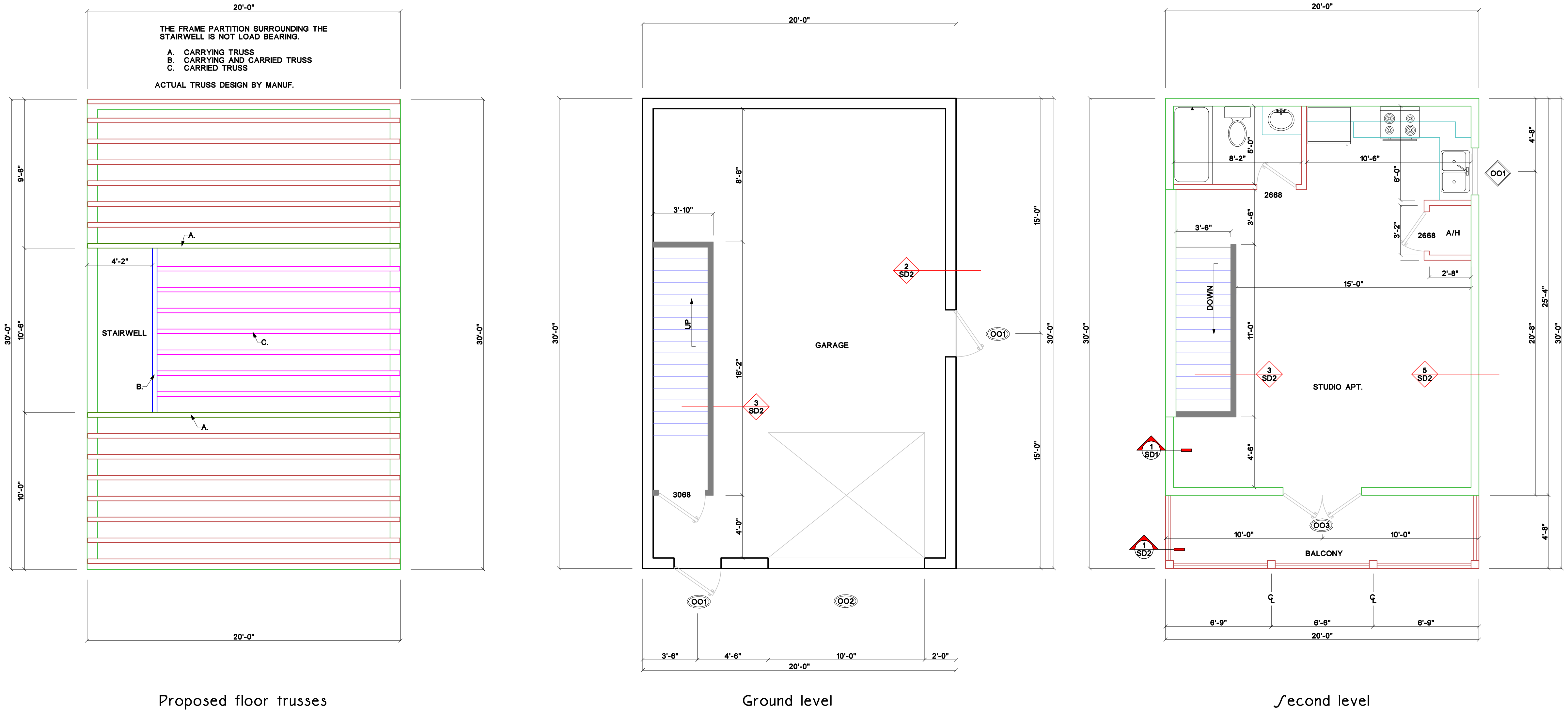
AREA CALCULATIONS

1 ST FLOOR	N.A.
2 ND FLOOR	457 SQ. FT.
BASEMENT	N.A.
ENTRY PORCH	N.A.
GARAGE	600 SQ. FT.
CARPORT	N.A.
BREEZEWAY	N.A.
COVERED PATIO	93 SQ. FT.
TOTAL	1150 SQ. FT.
HVAC AREA	457 SQ. FT.

SCALE: AS NOTED

FLOOR PLAN

A - 1

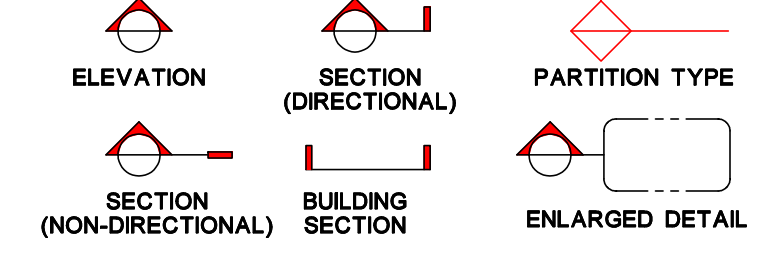


Proposed floor trusses

Ground level

Second level

General construction notes:



- ALL EXT. WALLS ARE ASSUMED TO BE STD. 8" CONC. BLOCK U.N.O.
- ALL LINTELS SHALL BE GROUTED SOLID WITH 8" (4" MIN.) BRG. EACH END WITH REBAR AS SPECIFIED IN LINTEL SPECS.
- ALL INT. NON-BRG. WALLS SHALL BE 2" x 4" OR 2" x 6" STUDS (WOOD OR METAL) @ 16" O.C. U.N.O.
- BOT. PLATE OF NON-UP/LIFT INT. WALLS MAY BE ATTACHED TO SLAB WITH HILTI/RAUJET PINS, 2 7/8" x .145 DIA. @ 16" O.C. IN LIEU OF ANCHOR BOLTS.
- ALL DIMENSIONS ARE "NOM.". FOR THIS DRAWING CONC. BLOCK ARE REPRESENTED TO BE 8" IN THICKNESS - 2" x 4" ARE REPRESENTED AS 4" U.N.O.
- ALL ANGLES ARE ASSUMED TO BE 45° OR 90° U.N.O.
- PLUMBING FIXTURES ARE SHOWN FOR REFERENCE ONLY.
- DR. BETWEEN GARAGE AND LIVING SPACE SHALL BE A SOLID WOOD OR 20 MINUTE FIRE RATED DOOR W/AUTO CLOSURE. CEILING AND WALL BETWEEN GARAGE AND LIVING AREA SHALL BE SHEATHED WITH 1/2" D.W. /CEILING BRD. (MIN.)
- ATTIC ACCESS R.O. SHALL BE 22 1/2" x 30" MIN. (SITE LOCATE)
- CONTRACTOR AND/OR WINDOW SUPPLIER SHALL VERIFY AT LEAST ONE (1) WINDOW IN EA. BEDROOM HAS A CLEAR EGRESS DIMENSION OF 5.7 SQ. FT. WITH A MIN. HGT. OF 24" AND MIN. WIDTH OF 20"

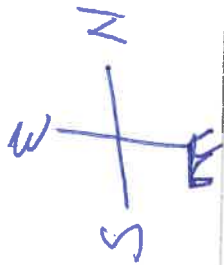
Exterior window/door schedule

BUILDER SHALL PROVIDE DCA APPROVAL AND MANUFACTURERS
INSTALLATION SPECIFICATIONS FOR WINDOWS & EXTERIOR DOORS.

<div>◇ Window Schedule</div> <div>A MAX. OF 1/4" TOLERANCE ON EA. SIDE OF R.O.</div>	
MARK	DESCRIPTION
001	3030SH

Exterior Door Schedule	
MARK	DESCRIPTION
001	3088EXT. DOOR
002	10x 7 O.H.D.
003	2 - 2688 FRENCH

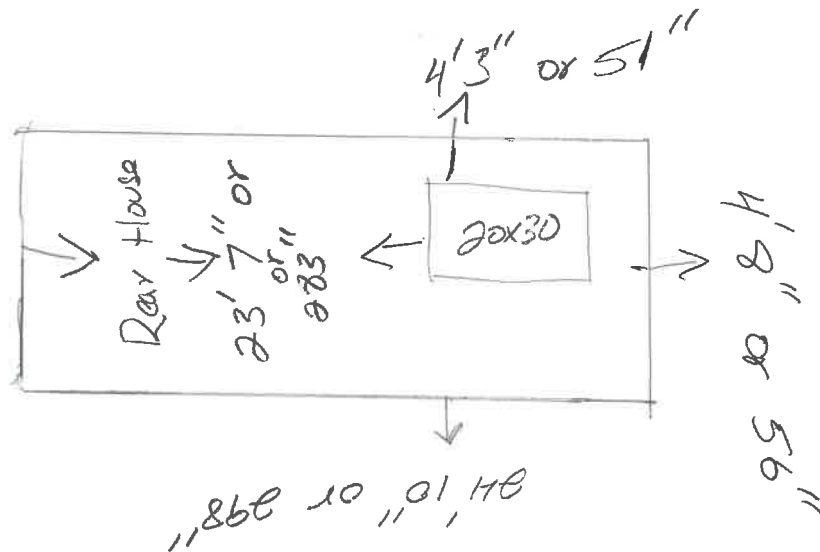
GLAZING SHALL BE TEMPERED IF:
EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER
THAN 9 (NINE) SQUARE FEET.
THE BOTTOM EDGES IS LESS THAN 18" A.F.F.
GLAZING IN WALLS, ENCLOSED OR FENCES CONTAINING
HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, SHOWER ROOMS,
BATH TUBS, SHOWERS, INDOOR OR OUTDOOR SWIMMING
POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE
GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE
ANY STANDING OR WALKING SURFACE.
GLAZING ADJACENT TO THE LANDING AT THE BOTTOM
OF A STAIRWAY WHERE GLAZING IS LESS THAN 60"
ABOVE THE LANDING.



Johnson Ave

David A. Jewell
826 Johnson Ave
Lakeland, FL 33801

Front house





**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
March 25, 2021**

Project #	HPB21-056
Project Type	Minor Exterior Alteration
Property Address	318 Cherokee Trail
Historic District; FMSF#	Beacon Hill Historic District; N/A
Owner/Applicant	Mr. and Mrs. Paul McCarley; Ms. Jenn Walker, Waller Construction
Zoning; Context District; Future Land Use; SPI	RA-1; Urban Neighborhood Residential Medium; N/A
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	Replacement of window shutters and front porch columns, 2/15/2021 (HPB21-045)

REQUEST

On behalf of the property owners, Ms. Jenn Walker requests Final Approval for the installation of Bahama shutters on four window openings of the house on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of two lots of record (Beacon Hill Subdivision, Block 7, Lots 14 and 15) with a total area of 0.29 acres (100' X 125'). On this property is a two-story, single-family house built in 2004, which is a non-contributing building in the Beacon Hill Historic District.

Staff administratively approved a request from the Applicant for this house to replace the existing non-operable window shutters with new, similarly sized PVC shutters, as well as to replace the fluted round front porch columns on block plinths with 12-inch by 8-feet tall square columns with recessed panels and standard bases and capitals. As part of this administrative request, the Applicant requested the installation of Bahama shutters on four window openings on the front, rear, and west side elevations of the house. Because the *Design Guidelines for Historic Properties* state that Bahama shutters are not acceptable for houses in the historic districts as they conceal the window, staff was unable to administratively approve this request and it was forwarded to the Committee for review. The proposed Bahama shutters have a louvered appearance and are made of a composite material; the metal support arms are functional.

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 *Design Guidelines* apply to this project:

Chapter 6: Exterior Architectural Features: Alteration and Maintenance. Sub-Section 6.4: Windows and Shutters

- Purely decorative non-functioning shutters and blinds which are undersized, oversized, and inoperable, except for the masonry decorative shutters typical of Modern Masonry Vernacular buildings. This includes Bahama shutters which are fixed in place and conceal the window behind the shutter.

ANALYSIS:

Staff finds that the installation of Bahama shutters as requested will not adversely affect the architectural integrity of the Beacon Hill Historic District, and in fact, there exists several examples of this type of window shutter in this District. Additionally, given the non-contributing status of the subject house, historical character will not be affected directly. However, staff maintains that Bahama shutters are generally inappropriate and incompatible for use on contributing buildings within the City's historic districts, consistent with the Design Guidelines.

STAFF RECOMMENDATION:

Approval of the request as submitted.

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



Google Streetview July 2019



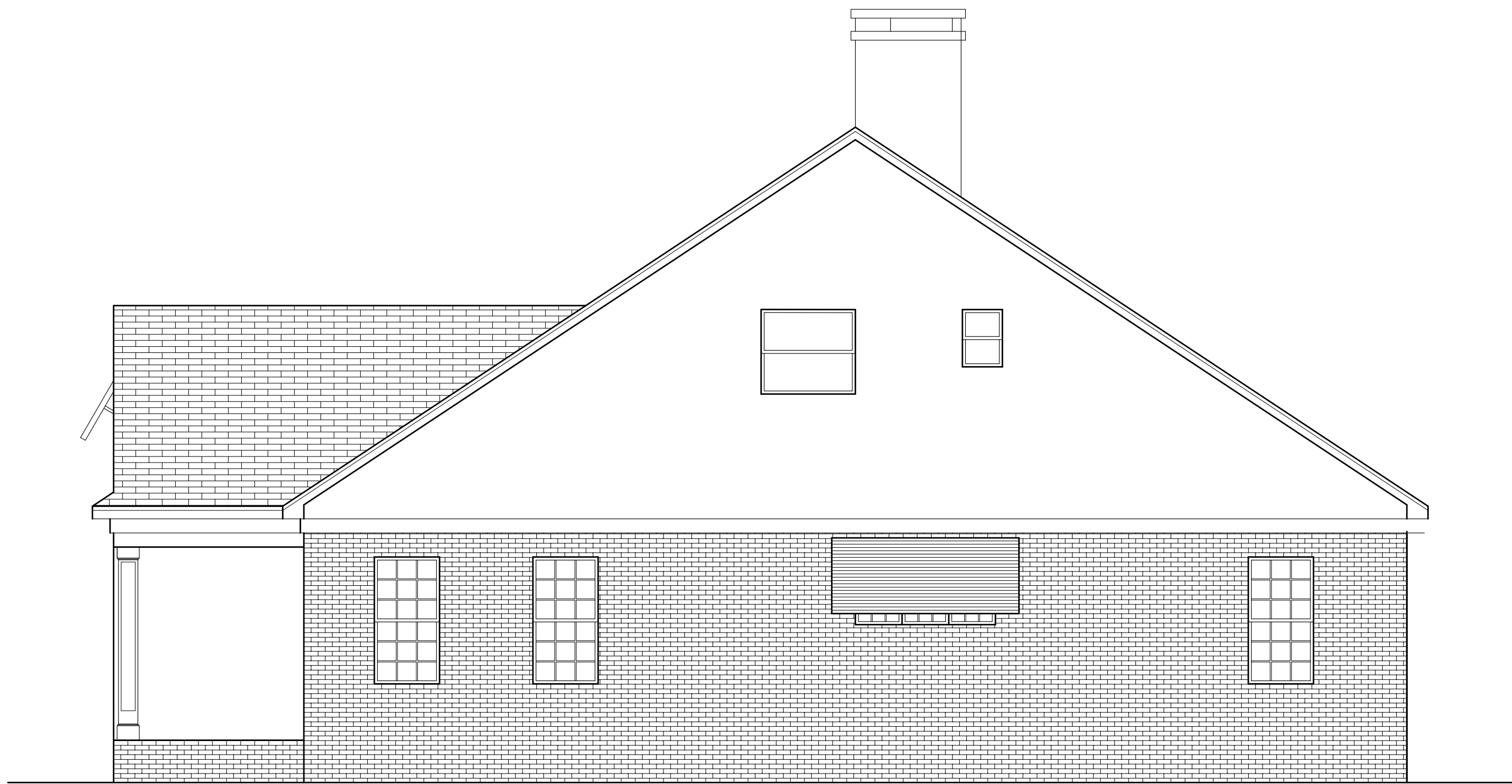
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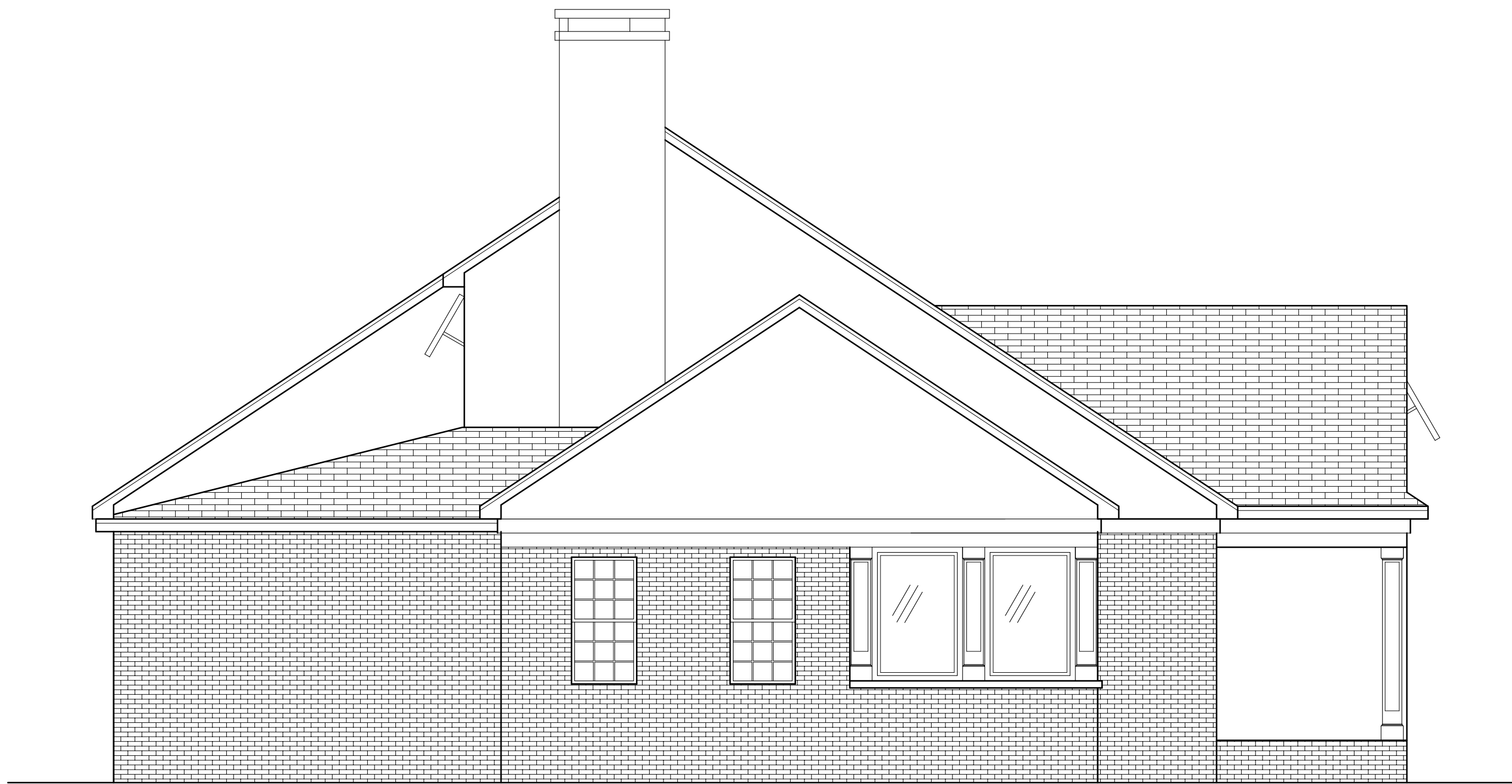




RIGHT SIDE ELEVATION



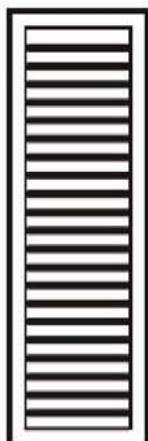
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



Standard

ARCHITECTURAL COLLECTION

List Price per Unit

Bahama Shutters

- Price Grid reflects Standard Style.
- Sizes larger or smaller than those shown are available upon request.
- Widths less than 18" are priced at a 18" minimum.
- Heights less than 23" are priced at a 23" minimum.
- Minimum height available is 18.5".
- Height increases in 1.5" increments.
- Vertical Mullions are automatically added based on widths
- Shutter sizes exceeding 90" in length or width will have an additional charge of \$25.00 per pair/per unit. Not included in the list price.

Size Availability

Height: 18.5" - 119"

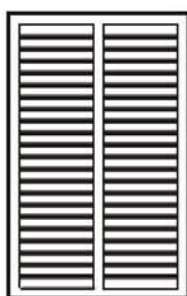
Width: 12" - 119"

Design Options: Additional charges are per unit, unless noted differently. **Custom Color Fee:** \$300 NET

Note: Maximum shutter size is 120" w x 96" h or 96" w x 120" h



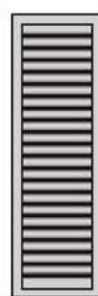
Bahama additional rails
ATL025 \$6.30/unit



Bahama additional vertical mullion
ATL035 \$1.44/vertical inch



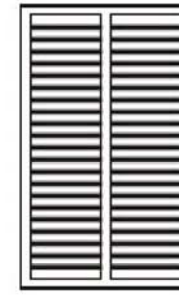
colonial louverspacing
ATL008 \$45.14/unit
Height increases in 1.25" increments



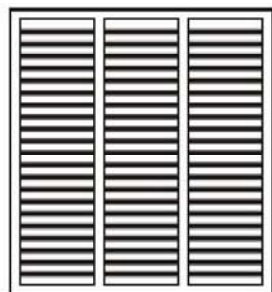
primed finish color 651
\$42.00 per unit discount



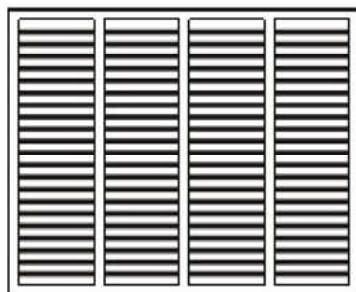
less than 30"



30" to less than 60"
includes one vertical mullion



60" to less than 90"
includes two vertical mullions



90" to less than 120"
includes three vertical mullions



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
March 25, 2021**

Project #	HPB21-057
Project Type	Minor Exterior Alterations
Property Address	211 E. Main Street
Historic Name(s)	Deen-Bryant Building
Historic District; FMSF#	Munn Park Historic District; #43 (12E)
Owner/Applicant	JB Main St, LLC, Mr. Matt Tucker
Zoning; Future Land Use; Context District; SPI	C-7; Regional Activity Center; Urban Center; N/A
Existing Use	Commercial
Adjacent Properties	Commercial and Civic
Previous Approvals	N/A

REQUEST

The Applicant requests approval for minor exterior alterations to the subject building, which will accommodate reuse of the building for commercial office, retail, and restaurant uses.

SUMMARY OF BACKGROUND INFORMATION

The subject property is located at the southwest corner of S. Kentucky Avenue and E. Main Street, and consists of two lots of record (Munn's Survey, Block 18, Lots A & B) with a total area of 0.21 acres. On the property is a two-story commercial building, built circa 1912, which is a contributing structure in the Munn Park Historic District. The building is a two-part commercial structure with Mediterranean Revival architectural elements, expressed in its brick cladding, horizontal brick banding, and wood canopy covered in terracotta barrel tiles and supported by paired knee brackets. Shed-style canvas awnings exist over the storefront and ground floor windows currently.

In addition to a total renovation of the interior of the building and new mechanical systems, the proposed rehabilitation will include the following work to the exterior of the building:

- All exterior brick to remain as-is. The non-original storefront system on the first floor will be replaced with a new glass storefront with metal dividing members in a black finish, but with similar configuration, including a bulkhead, storefront windows, transom, and recessed main entrance. A new glass doorway will be introduced into the existing storefront area on the west side of the E. Main Street façade to accommodate separate access to the second-floor space.
- The first-floor door and windows on the S. Kentucky Avenue façade will remain, but their framing will be painted black to match the new storefront. A new doorway will be introduced on this façade to facilitate the configuration of interior spaces.
- Awnings on the E. Main Street and S. Kentucky Avenue facades will be removed. Metal canopies attached to the façade by turnbuckle supports are proposed to be installed over the central bay on the E. Main Street façade, and the existing and new doorways on the S. Kentucky Avenue facades.
- All second story windows will remain in place and framing will be painted black to match the new storefront system.

APPLICABLE GUIDELINES:

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

The following *Standards* apply to this request:

Standard #1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

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 #3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Standard #4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

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 4: Historical Development Patterns and New Construction

Sub-Chapter 4.12: Understanding Commercial Area Form

- Retention and maintenance of all original cornice, wall articulation, window, and storefront details and materials.
- Repair, rather than replace deteriorated features.
- Where necessary, replace historic features with "in-kind," similar historic materials, or compatible substitutes.
- Preserve and repair storefronts in a manner that is compatible with the historic character of the structure itself.
- Design strategies for storefronts that extend the useful life of the structure or bring it up to current day building codes and standards.
- Use of replacement storefront materials that are comparable to original materials in size, color, shape and texture.

ANALYSIS:

Staff finds that the proposed rehabilitation work meets the Standards and Design Guidelines in terms of treatment of historic architectural features, replacement materials and their design, and the reconfiguration of doorway fenestration. Staff suggests lowering the proposed new canopy on the E. Main Street façade even with the horizontal storefront beam between the storefront glass and the transom glass for consistency with historical design and also with the S. Kentucky canopies.

STAFF RECOMMENDATION:

Final Approval for the project as submitted, with the suggestion of lowering the proposed new canopy on the E. Main Street façade even with the horizontal storefront beam between the storefront glass and the transom glass.

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



Nathan's Men's Store

Remainder
Sale
Everything
-75% Off
FINAL LIQUIDATION

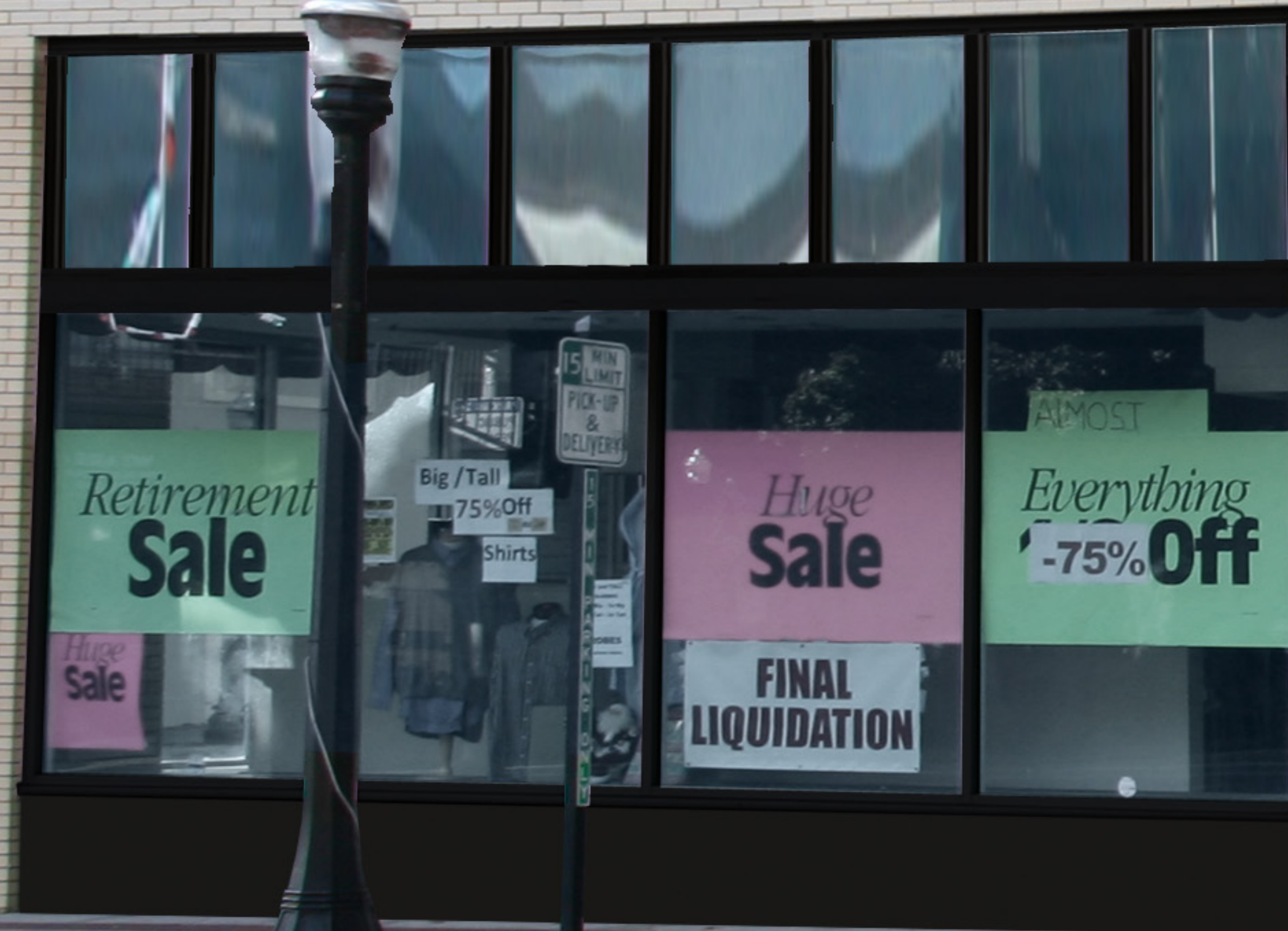
Hourly
Sale
Hourly
Sale
Hourly
Sale

FINAL LIQUIDATION
SALE
SALE
SALE



Nathan's Men's Store





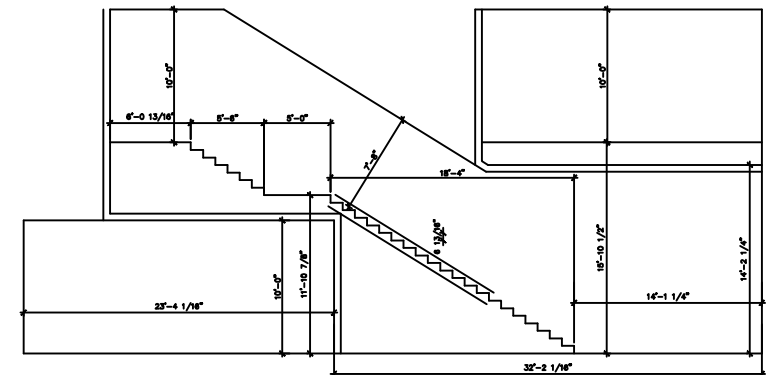
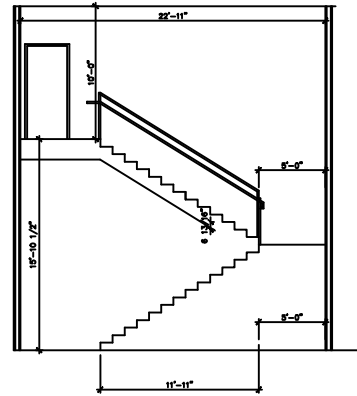


The floor plan illustrates the layout of the first floor, which is a rectangular building with a total area of 9,150 SQ.FT. The plan is divided into several functional areas:

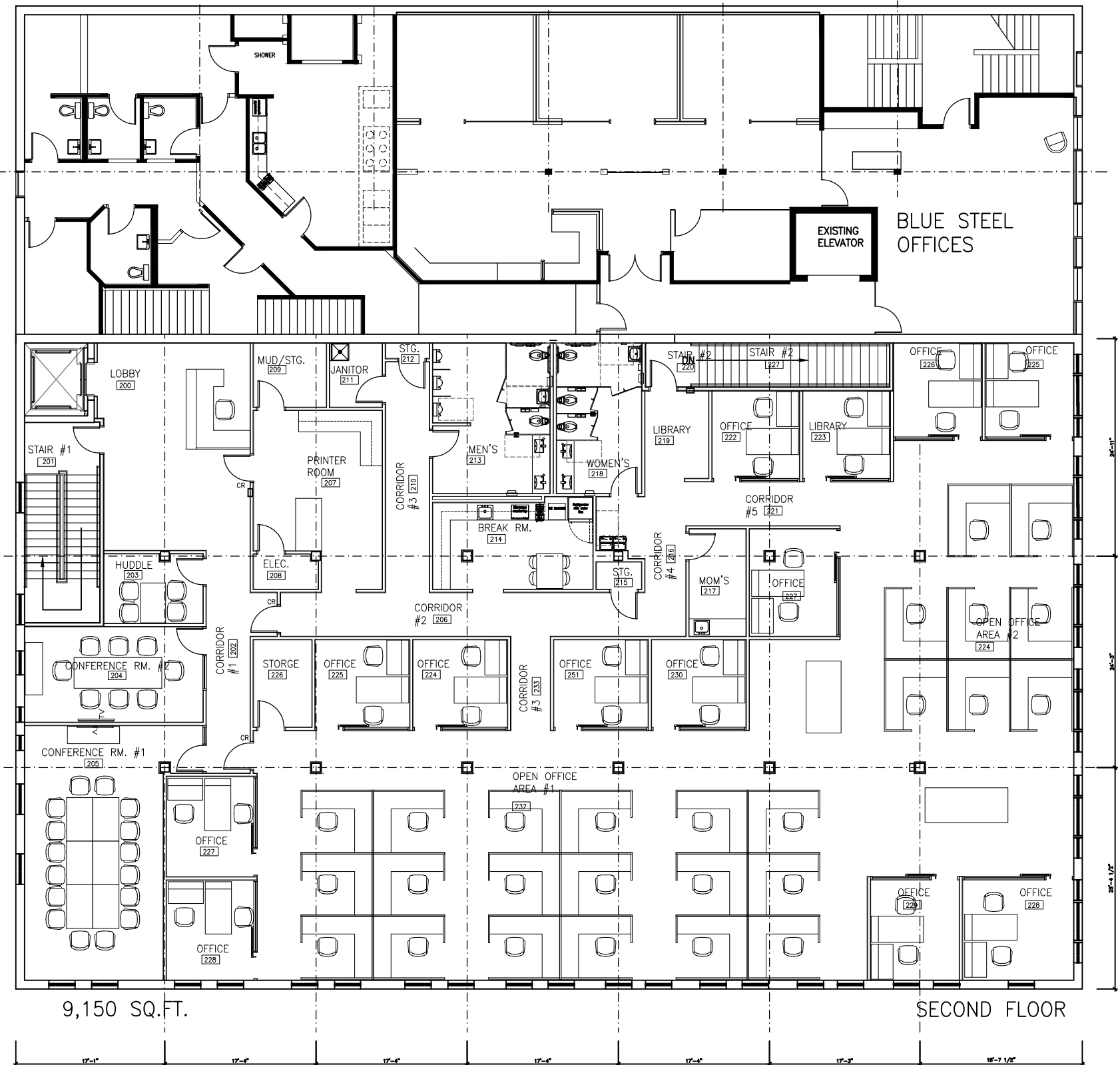
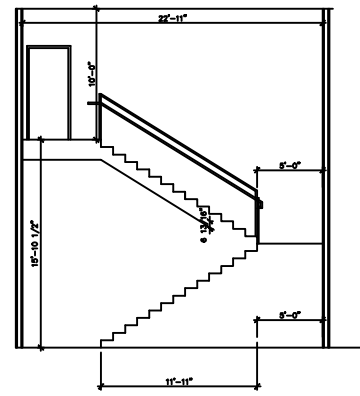
- KITCHEN AREA:** Located in the top left corner, containing a kitchen and two restrooms.
- GROUND FLOOR RESTAURANT:** A large open area on the right side of the plan.
- COMMON AREA:** A central area with a total area of 1,431 SQ.FT., containing a kitchen (KIT. 650 SQ.FT.), a staircase, and several restrooms.
- SPACE A:** 637 SQ.FT., located in the bottom left corner.
- SPACE B:** 607 SQ.FT., located in the bottom center.
- SPACE C:** 695 SQ.FT., located in the center of the plan.
- GROUP "A":** 2,703 SQ.FT., 15SF/OCP=174 BANQUET FACILITY, located in the center of the plan.
- GROUP "B":** 3,610 SQ.FT., 100SF/OCP=37 BANK, located on the right side of the plan.
- KH SPACE:** 897 SQ.FT., ACCESS TO SECOND FLOOR, located on the left side of the plan.
- KH SPACE:** 166 SQ.FT., located in the top right corner.

The plan also shows a staircase and an entrance area. The overall dimensions of the building are 122'-3 1/2" by 38'-4 1/2". The plan is labeled "FIRST FLOOR" at the bottom right.

KENTUCKY AVE.



4,596 SQ.FT.



2ND FLOOR PLAN
12-09-2020

KENTUCKY AVE.

EAST MAIN ST.

