



AGENDA
HISTORIC PRESERVATION BOARD
City Commission Chambers
August 24, 2023 8:30 A.M.

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

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

- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the July 27, 2023 Historic Preservation Board meeting minutes.
- III. Old Business: NONE
- IV. New Business:
 - A. Election of Officers, HPB Chairperson (DRC Vice-Chairperson) and HPB Vice-Chairperson (DRC Chairperson). "Nomination of officers shall be made from the floor at the regular meeting in August each year, and the elections shall follow immediately thereafter. A candidate receiving a majority vote shall be declared elected and shall serve for one year, or until a successor shall take office, beginning at the September regular meeting."
- V. Adjourn for Design Review Committee.

MINUTES

HISTORIC PRESERVATION BOARD

Lakeland Electric Building Conference Rooms 1A/B

Thursday, July 27, 2023

8:30 a.m.

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

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

I. Call to Order and Determination of a Quorum

Chair Chris Olson called the July 27, 2023 meeting of the Historic Preservation Board (“Board”) to order at 8:30 a.m. A quorum was reached, as nine Board members were present.

II. Review and Approval of Previous Meeting Minutes

Ms. Lynn Dennis motioned to approve the June 22, 2023 meeting minutes as presented. Ms. Natalie Oldenkamp seconded the motion. The motion passed 9—0.

III. Old Business:

A. Board acted on the recommendations of Lakeland Historic District Resurvey Project, Phase 1, for the East and South Lake Morton Historic Districts. Ms. Foster provided an overview of the Resurvey Project, Phase 1 staff recommendations. Ms. MeLynda Rinker motioned to approve staff’s recommendations. Mr. Cesar Perez seconded the motion. The motion passed 9—0.

IV. New Business:

A. Board Member Update: Recognition of Landis Fleming for his service to the Board and Design Review Committee.

V. Adjourn for Design Review Committee.

The meeting adjourned at 8:39 a.m.

Chair, Historic Preservation Board

Senior Planner, Historic Preservation



AGENDA
DESIGN REVIEW COMMITTEE
August 24, 2023

immediately following the Historic Preservation Board Meeting

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

- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the July 27, 2023 Design Review Committee meeting minutes.
- III. Review Certificates of Review administratively approved since the previous meeting.
- IV. Consideration of Certificate of Review Applications:
 - A. Oath Administration for Public Testimony by Assistant City Attorney.
 - B. [HPB23-150 – 837 S. Ingraham Avenue](#) – Final Approval requested for the replacement of wood siding on the house on the subject property. Owner: Albert and Patricia Wright. Applicant: Henkelman Construction, Inc.
 - C. [HPB23-159 – 915 E. Lime Street](#) – Final Approval requested for the reconstruction of the front porch of the house on the subject property. Owner: Altman Rentals LLC. Applicant: Mr. Norman Altman.
- V. Other Business: NONE
- VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE

Lakeland Electric Building Conference Rooms 1A/B

Thursday, July 27, 2023

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

The City of Lakeland Historic Preservation Board's Design Review Committee met in Regular Session; Lynn Dennis, Landis Fleming, Natalie Oldenkamp, Chris Olson, Cesar Perez, Michael Porter and MeLynda Rinker were present. Historic Preservation Board members Bruce Anderson and Britney Wilson were also present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation, Christy Loughlin, Board Secretary, 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 8:40 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Ms. Lynn Dennis motioned to approve the June 22, 2023 meeting minutes. Mr. Chris Olson seconded the motion. The motion passed 7—0.

III. Review of Certificates of Review administratively approved.

A list of twenty (20) administratively approved Certificate of Review projects covering the period 6/13/23-7/18/23 was included with the agenda packet. There were no additional questions or comments about these projects.

IV. Consideration of Certificate of Review Applications:

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

B. HPB23-133 – 506 W. Belmar Street – Final Approval requested for the replacement of wood and T1-11 siding on the house on the subject property. Owner: Ms. Kris Shubert. Applicant: Morgan Exteriors Inc.

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 one lot of record, which is 0.16 acres in size. On the property is a one-story, single-family house built circa 1925, which is a contributing building in the Dixieland Historic District. The architectural style of the house is Craftsman Bungalow, which is expressed by a gable roof pierced by a brick chimney, a full-width, hipped roof front porch with shallow gable supported by tapered columns on brick plinths, exposed rafter tails with a curved profile, wooden novelty siding, and vinyl single-hung sash windows with a one-over-one lite configuration. Alterations include removal of all original windows and the enclosure of a portion of the front porch with T1-11 vertical siding. The Applicant requests to remove the existing wood novelty siding and T1-11 vertical siding and replace with Hardieplank lap siding. Hardie trim will also be used to replace the corner boards, window and door trim, as well as the gable vents.

Ms. Foster stated that the request was evaluated using Secretary's Standards for Rehabilitation #2, #5, #6, #9, #10 and Chapter 6 of the Design Guidelines for Historic Properties. The original wood siding is novelty siding with a 3.5-inch exposure and appears to be in an advanced state of deterioration. While Hardie siding is typically an acceptable replacement for wood lap siding, the Hardie siding proposed will not match the profile or exposure dimension of the original siding, and

therefore its use cannot be supported by staff, consistent with the Standards and Design Guidelines. Staff recommends using new wood novelty siding matching the 3.5-inch exposure and curved profile of the historic wood siding. Staff finds that Hardie lap siding with an exposure dimension of no greater than 6 inches may be used to replace the T1-11 siding, as this is not a historical cladding material. Staff also finds that Hardie trim material may be used to replace corner boards, window and door trim, and gable vents, as long as the replacement material matches the historical material in dimension and profile, consistent with the Standards and Design Guidelines. Ms. Foster stated that staff recommends approval of the request with the following conditions, to be reviewed and approved by staff at permitting:

1. Use new wood novelty siding matching the 3.5-inch exposure and curved profile of the historic wood siding to replace the historic wood siding.
2. Use Hardie lap siding with an exposure dimension of no greater than 6 inches to replace the T1-11 siding.
3. Use Hardie trim material matching the dimension and profile of the historical corner boards, window and door trim, and gable vents, to replace these features.

Chair Rinker asked if the Applicant had any additional comments or questions. Ms. Kris Shubert was present in support of the request. She requested to be able to use the Hardie lap siding on the entire house and not just on the renovated portion on the porch which is T1-11 siding.

There were no public comments.

Mr. Addison Morgan from Morgan Exteriors Inc. was also present in support of the request.

Discussion ensued.

MOTION: Final approval of the request as recommended by staff with the revision of condition #1 to allow for the use of Hardie siding with a 4-inch exposure around the entire home, the removal of condition #2, and maintaining condition #3 as-is. (M. Porter/L. Dennis).

- C. HPB23-134 – 927 S. Florida Avenue** – Final Approval requested for the construction of a steel carport in the parking lot behind the commercial building located on the subject property. Owner: Ms. Diana Solis. Applicant: Ms. Erica Burris, Banyan Construction.

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 the southwestern corner of South Florida Avenue and Cannon Street in the Dixieland CRA Commercial Corridor, and consists of on lot of record that is 0.15 acres in size. an interior lot of record and consists of 0.17 acres (50 feet wide by 145 feet deep); this lot is currently vacant and has alley access at the rear or north side of the property. On the property is a masonry vernacular building built circa 1968 that is non-contributing to the Dixieland Historic District and has served as a podiatrist's office for several years. To the west of the building, the property also contains a surface parking lot, on which the Applicant requests to install a steel carport measuring 20 feet wide by 20 feet long and 8 feet tall over two of the existing parking spaces. Regarding zoning concerns, the setbacks of the proposed carport appear to meet the setback and height requirements for accessory structures in the Land Development Code.

Ms. Foster stated the request was evaluated using Secretary's Standards for Rehabilitation #10, Chapter 4 of the Design Guidelines for Historic Properties and Chapter VI of the Dixieland CRA Commercial Corridor Design Guidelines. As the existing building on site is a non-contributing building within the Dixieland Historic District, the requested carport is consistent with Standard #10 with respect to maintaining the integrity of the property if removed in the future. While the proposed location of the carport at the rear of the subject building is consistent with the Design

Guidelines and CRA Guidelines, the design and material of this structure are inconsistent with both sets of Guidelines, and do not reflect the design or materials of the principal building. Ms. Foster stated as the request is not consistent with the Design Guidelines for Historic Properties or Dixieland CRA Commercial Corridor Design Guidelines with respect to the design and materials of accessory structures complementing and/or reflecting the principal building on this property, staff recommends denial of the request as submitted.

The applicant was not present.

There were no public comments.

Discussion ensued.

MOTION: Denial of the request as submitted. (C. Perez/N. Oldenkamp, 7—0)

D. HPB23-135 – 127 W. Belmar Street – Final Approval requested for the new construction of a single-family house on the subject property. Owner: Scott and Tonya Strausser. Applicant: Mr. Ernie West, Sadler Homes.

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

Ms. Emily Foster presented the staff report, stating the subject property an interior lot of record and consists of 0.17 acres (50 feet wide by 145 feet deep); this lot is currently vacant and has alley access at the rear or north side of the property. The Applicant requests to build a one-story, single-family house consisting of approximately 1,638 square feet of living area. The home will feature a neo-traditional aesthetic reflecting elements of the Bungalow and Frame Vernacular architectural styles, such as a gabled roof and gabled front porch supported by simple square columns, windows with a one-over-one lite configuration, and a front entry consisting of three quarter-lite double doors. An attached garage is proposed at the rear elevation of the house, which will be accessed from the alley, and an integrated lanai will be located on the west elevation of the house. Materials proposed for the new house include:

- Concrete stem wall foundation raised 22 inches above grade (finished floor is 25 inches above grade) with a stucco finish;
- Hardie lap siding with a 6-inch exposure; Hardie board-and-batten and Hardie shingle siding in the gables;
- Hardie trim and casing;
- Vinyl single-hung sash windows with 4-inch mullions between paired/grouped windows;
- Three-quarter lite double doors at front entry and double French doors in lanai; door material to be determined.
- Asphalt architectural shingles on a 6/12 pitch roof; and
- Hardie or wood fascia with vinyl soffit.
- The front porch will have a concrete floor and steps and the floor will be covered in pavers; Hardie-wrapped square columns will be used.
- The exterior paint colors are to be determined.

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

Ms. Foster stated the request was evaluated using Secretary's Standards for Rehabilitation #9, #10, and Chapter 4 of the Design Guidelines for Historic Properties. Adjacent to the subject property along West Belmar Street exist several one- and two-story houses that exhibit the Bungalow, Frame Vernacular, and Mediterranean Revival styles. Staff finds that the proposed new house is compatible in massing and scale to contributing Bungalow houses found throughout

the Dixieland Historic District. The scale and proportion of the architectural elements of the house, including roof pitch and floor-to-ceiling heights, is also compatible with adjacent structures. Staff finds that the proposed materials are consistent with residences in the surrounding neighborhood and the Design Guidelines. The design of the house displays a neo-traditional style that is compatible with the architectural character of the District. Features such as the front-gabled porch supported by square columns with simple capitals and bases, lap siding with board-and batten and shingle siding in gables, windows with a one-over-one lite configuration and a three-quarter lite double front door are consistent with historical architectural styles found in the neighborhood, as well as the Design Guidelines. Finally, the proposed placement of the house on the lot is consistent with the Design Guidelines and Urban Neighborhood Standards in terms of orientation, building setbacks, and porch depth. The front yard building setback, at 15 feet, is the minimum required by the Code and is compatible with the houses on either side of the subject property; 205 W. Belmar Street to the west of the subject property is setback approximately 11 feet from the property line and 121 W. Belmar Street to the east of the subject property is setback approximately 12 feet from the property line. Ms. Foster stated that staff recommends Final approval of the request with the following conditions, to be reviewed and approved by staff prior to permitting:

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

Chair Rinker asked if the Applicant had any additional comments or questions. Mr. Ernie West with Sadler Homes was present in support of the request.

There were no public comments.

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

V. Other Business: NONE

VI. Adjournment: There being no further business, the meeting was adjourned at 9:35 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation

**Certificates of Review Administratively Approved
Between 7/19/2023 and 8/17/2023**

1. 127 W PARK ST (Contributing Building) - Installation of a premanufactured wood 12 feet by 20 feet (240 SF) shed in the rear yard of the subject building.
Revision: shed is clad in vertical siding. Ribbed metal roofing is not permitted in the historic districts and will be replaced with 5V crimp metal roofing.
Subject to the following conditions: (HPB23-117)

2. 756 JOHNSON AV (Contributing Building) - Installation of two sections of 6 ft. tall wood privacy fence on the north and south property lines to replace deteriorated wood privacy fence.
Subject to the following conditions: (HPB23-144)

3. 762 JOHNSON AV (Non-Contributing Building) -
 1. Replacing existing aluminum windows with Silver Line Building Products Corp. Single Hung Windows (FL#14911).
 2. Replacing existing metal sliding glass doors with Silver Line Building Products Corp. Sliding Exterior Door Assemblies (FL#14998).
 3. Replacing existing solid entry doors with solid Plastpro Inc. / Nanya Plastics Corp.Exterior Doors. (FL#17347).Subject to the following conditions:
 1. ALL REPLACEMENT WINDOWS MUST MATCH ORIGINAL WINDOW/ WINDOW OPENING SIZE.
 2. ALL WINDOWS SHALL BE RECESSED FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS TO PROVIDE A SHADOW LINE. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED. BOX OR BLOCK FRAMED WINDOWS ARE RECOMMENDED. FIN/FLANGE TYPE WINDOWS ARE NOT RECOMMENDED.
 3. FOR WINDOWS WITH SIMULATED DIVIDED LITES, MUNTINS (GRIDS/GRILLES) SHALL BE DIMENSIONAL AND MOUNTED TO THE EXTERIOR OF THE GLAZING (GLASS) WITH A MINIMUM SURFACE RELIEF OF A ¼ INCH. MUNTINS "SANDWICHED" BETWEEN DOUBLE-PANED GLAZING SHALL NOT BE PERMITTED, EXCEPT WHEN INSTALLED BENEATH EXTERIOR-MOUNTED MUNTINS.

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

WINDOW PRODUCTS STATED ON THE APPROVED BUILDING PERMIT SHALL NOT BE SUBSTITUTED OR REPLACED WITH A PRODUCT FROM A DIFFERENT MANUFACTUER, OR A DIFFERENT MODEL NUMBER FROM THE SAME MANUFACTURER, WITHOUT STAFF APPROVAL. (HPB23-145)

**Certificates of Review Administratively Approved
Between 7/19/2023 and 8/17/2023**

4. 845 S NEW YORK AV (Non-Contributing Building) - Installation of 33.58 linear feet of 6 ft. tall board-on-board wood fence at the rear of the property and right side of the house.
Subject to the following conditions: (HPB23-146)

5. 120 E MAIN ST (Non-Contributing Building) - Installation of a non-lighted wall sign above the left-side storefront/tenant. Sign will be dimensional acrylic mounted to wall. Sign area: 11.7 ft. by 3.5 ft. (40.95 SF).
Subject to the following conditions: (HPB23-147)

6. 809 MISSISSIPPI AV (Contributing Building) - Replace existing 15-lite French door at entry with a Pella fiberglass 15-lite French door (FL#32108.3) and replace existing 9-lite (half lite) door at carport with a Pella fiberglass 9-lite door (FL#31712.1).
Subject to the following conditions: (HPB23-148)

7. 715 PARK HILL AV (Contributing Building) - Installation of an in-ground swimming pool in the rear yard of the subject property.
Subject to the following conditions: (HPB23-149)

8. 1013 SUCCESS AV (Contributing Building) - Removal of existing shingle roof and installation of a flat panel 5V crimp metal roof (FL#4595.2).
Subject to the following conditions: (HPB23-151)

9. 749 HOLLINGSWORTH RD (Contributing Building) - Construction of a concrete block retaining wall with an overall height of 2'-8", clad in stucco and terracotta brick cap.
Subject to the following conditions: (HPB23-152)

10. 318 W BELMAR ST (Contributing Building) - Replacement of a 13' X 8' section of novelty/Dutch lap wood siding on the rear elevation of the house on the subject property with new novelty/Dutch lap wood siding matching the profile and dimension of the original siding.
Subject to the following conditions: (HPB23-153)

**Certificates of Review Administratively Approved
Between 7/19/2023 and 8/17/2023**

11. 329 E MAIN ST (Contributing Building) - Several windows on first floor of building have full thickness rot at bottom of windows, as well as termite damage leaks coming through edges of glass.
Replace the following with like-for-like: 46 windows, 23 arched sash, 4 transom. 1 window on west side (alley), 9 windows on north side, 2 windows on east side. Materials will consist of rot resistant accoya wood, tempered glass at bottom of windows, plate glass above, and glazing to prevent water intrusion.
Subject to the following conditions: 1. ALL REPLACEMENT WINDOWS MUST MATCH ORIGINAL WINDOW/ WINDOW OPENING SIZE.
2. ALL WINDOWS SHALL BE RECESSED FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS TO PROVIDE A SHADOW LINE. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED. BOX OR BLOCK FRAMED WINDOWS ARE RECOMMENDED. FIN/FLANGE TYPE WINDOWS ARE NOT RECOMMENDED.
3. FOR WINDOWS WITH SIMULATED DIVIDED LITES, MUNTINS (GRIDS/GRILLES) SHALL BE DIMENSIONAL AND MOUNTED TO THE EXTERIOR OF THE GLAZING (GLASS) WITH A MINIMUM SURFACE RELIEF OF A ¼ INCH. MUNTINS "SANDWICHED" BETWEEN DOUBLE-PANED GLAZING SHALL NOT BE PERMITTED, EXCEPT WHEN INSTALLED BENEATH EXTERIOR-MOUNTED MUNTINS.
4. ALL PAIRED OR GROUPED WINDOWS SHALL BE INSTALLED WITH A DIVIDING MULLION OF AT LEAST 3 INCHES IN WIDTH BETWEEN ADJOINING WINDOWS.
- IT IS THE RESPONSIBILITY OF THE APPLICANT TO ENSURE THAT THE REPLACEMENT WINDOWS INSTALLED ARE CONSISTENT WITH THE DESIGN AND METHOD OF INSTALLATION STATED ON THE CERTIFICATE OF REVIEW. FAILURE TO COMPLY WITH THESE CONDITIONS WILL RESULT IN DISAPPROVAL OF THE BUILDING PERMIT FINAL INSPECTION AND WILL REQUIRE COMPLIANT WINDOWS TO BE INSTALLED REGARDLESS OF FINANCIAL IMPACT TO THE APPLICANT. ACCEPTANCE OF A BUILDING PERMIT FOR REPLACEMENT WINDOWS CONSTITUTES APPLICANT'S ACKNOWLEDGEMENT OF THESE CONDITIONS. (HPB23-155)
12. 811 S MISSOURI AV (Contributing Building) - Sign face change to existing monument sign. New sign faces are 38.25" X 60.25" digitally printed vinyl on both faces of sign. Subject to the following conditions: (HPB23-156)
13. 825 E MAIN ST (Contributing Building) - Replacing existing 6 ft. tall wood privacy fence along the rear (south) property line with a new 6 ft. tall wood privacy fence. Subject to the following conditions: (HPB23-157)
14. 1012 S TENNESSEE AV (Contributing Building) - Replacement of existing shingle roof with a flat panel 5V crimp metal roof (FL#33818) per Residential Roofing Depot LLC quote #289729. Subject to the following conditions: (HPB23-158)

**Certificates of Review Administratively Approved
Between 7/19/2023 and 8/17/2023**

15. 750 JOHNSON AV (Contributing Building) - Replacement of existing shingle roof with a 5V crimp metal roof (FL#33818.2). Confirmed with applicant that 5V crimp roofing will have flat panels between crimps and will not be striated.
Subject to the following conditions: (HPB23-160)
16. 323 W MAXWELL ST (Non-Contributing Building) - Minor exterior alterations to subject house, which is non-contributing to the Beacon Hill Historic District:
1. Remove 3 sets of sliding glass doors on west side elevation wall and frame in to create 3 window openings and installing CGI 4100A series aluminum single-hung sash windows (FL#23358).
 2. Remove three windows at rear of house (west, north, east elevation walls) and block in openings, matching existing painted block finish of house.
 3. Remove existing windows on rear elevation wall (north) and enlarge opening to install 2 sets of ThermaTru fiberglass French doors (FL#21138.10)
 4. Replace remaining aluminum awning windows with CGI 4100A series aluminum single-hung sash windows (FL#23358).
 5. Replace 1 entry door with a ThermaTru fiberglass full lite door (FL#21138.19)
- Subject to the following conditions: CONDITIONS:

1. ALL REPLACEMENT WINDOWS MUST MATCH ORIGINAL WINDOW/ WINDOW OPENING SIZE.
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4. ALL PAIRED OR GROUPED WINDOWS SHALL BE INSTALLED WITH A DIVIDING MULLION OF AT LEAST 3 INCHES IN WIDTH BETWEEN ADJOINING WINDOWS.

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**Certificates of Review Administratively Approved
Between 7/19/2023 and 8/17/2023**

17. 408 W BELVEDERE ST (Non-Contributing Building) - Replace existing solid front door with a PlastPro fiberglass full-lite door (FL#15180.1).
Subject to the following conditions: (HPB23-162)

18. 536 W HANCOCK ST (Contributing Building) - 6-foot tan vinyl fence enclosing rear yard of subject property.
Subject to the following conditions: (HPB23-164)

19. 926 OSCEOLA ST (Contributing Building) - 8'wx12'Lx9'3"H Gable-roofed shed
Subject to the following conditions: (HPB23-165)



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
August 24, 2023**

Project #	HPB23-150
Project Type	Minor Exterior Alteration
Property Address; Historic Name	837 S. Ingraham Avenue; The Charles and Eloise McComic House (1947 Lakeland City Directory)
Historic District; FMSF#	South Lake Morton Historic District; #PO0966
Owner/Applicant	Albert and Patricia Wright; Henkelman Construction, Inc.
Future Land Use; Zoning; Context District; SPI	Residential Medium; MF-22; Urban Neighborhood; South Lake Morton SPI
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	Window replacement, garage door replacement and siding repairs, 7/12/2005 (2005-089); Swimming Pool, 10/30/2018 (HPB18-216); Fence, 2/8/2019 (HPB18-243).

REQUEST

The Applicant requests approval to remove the existing wood siding and trim on the subject house and replace with new wood siding and trim.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of one lot of record Oakhurst Addition, Block A, Lot 13), which is 0.20 acres in size. On the property is a one-story, single-family house built circa 1946, which is a contributing building in the South Lake Morton Historic District. Architecturally, the house exhibits simple elements and form of both the Frame Vernacular and Ranch (or Ranchette) styles. The house is clad in wood lap siding with corner boards. The lap siding is a 7" board with a 6.75" reveal/exposure.

Due to extensive rot and deterioration, the Applicant requests to remove the existing wood siding and replace with wood lap siding in the same profile and exposure as the original. Wood trim will also be used to replace the 1" X 4" and 1" X 6" corner boards matching these sizes. Window and door trim will be maintained as-is. A new Hardie ventilated soffit is proposed to replace the existing soffit. The house will be repainted.

APPLICABLE GUIDELINES:

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

The following *Standards* apply to this request:

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

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

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

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

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

The following *Design Guidelines* apply to this project:

Chapter 6 Exterior Architectural Features: Alteration and Maintenance

Sub-Chapter 6.5 Siding and Exterior Wall Cladding.

Wood Siding:

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

ANALYSIS:

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

The request proposes an in-kind replacement of existing wood siding using new wood siding and trim matching the dimension and profile of the original siding, which is consistent with the Design Guidelines and Standards. The requested Hardie soffit replacement is an acceptable material according to 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

STUWA
A **CARLISLE**



CLASSIFIED
7i
FOAMED PLASTIC
84Z2
SURFACE BURNING CHARACTERISTICS

*PROPOSED
SIDING*

HardieSoffit® Panel Product Description

HARDIESOFFIT® PANELS

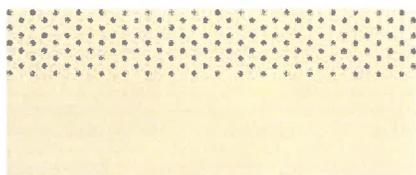
HardieSoffit® panels are 8 ft. and 12 ft. long, ¼ in. thick factory-primed fiber-cement panels designed to be used on the underside of eaves as soffit material. HardieSoffit panels are available as vented or non-vented boards. Vented HardieSoffit panels provide 5 sq. in. and VentedPlus™ provides 12.6 in. of net free ventilation per lineal foot of soffit.

James Hardie offers HardieSoffit panels in a range of time-saving pre-cut widths common to rake and eave applications. HardieSoffit panels come in either a smooth finish or Select Cedarmill® textured finish. Check with your local dealer for product availability. HardieSoffit panels can be combined with HardieTrim® Fascia boards used for fascia rakes and frieze applications to complete the eaves detailing.

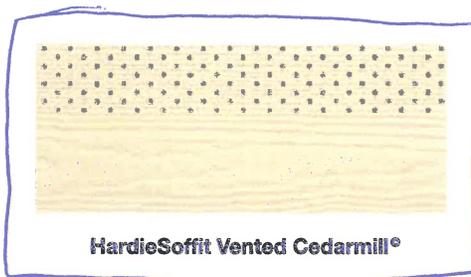
HardieSoffit panels are also available with ColorPlus® Technology. The ColorPlus® coating is a factory-applied, oven-baked finish available on a variety of James Hardie® siding and trim products. See your local dealer for details and availability of products, colors and accessories.

HARDIESOFFIT® BEADED PORCH PANEL

HardieSoffit Beaded Porch Panel is a decorative fiber cement panel to be used as ceiling on the underside of porches or eaves as exterior panel materials. HardieSoffit beaded porch panel is ¼ in. thick, 4 ft. wide, 8 ft. in length, and has 2 in. o.c. beads, and comes with PrimePlus® factory primer and sealer. Must be finished with 100% acrylic paint. See your local dealer for details and availability of products, colors and accessories.



HardieSoffit Vented Smooth



HardieSoffit Vented Cedarmill®

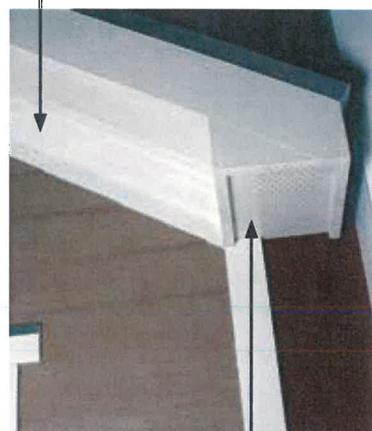


HardieSoffit Non-Vented Smooth

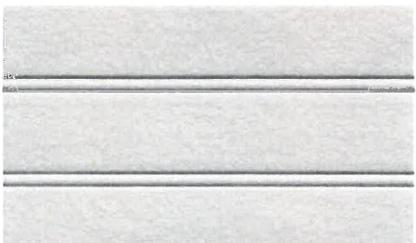


HardieSoffit Non-Vented Cedarmill®

HardieSoffit Non-Vented Smooth



HardieSoffit Vented Smooth



HardieSoffit Beaded Porch Panel



HardieSoffit Beaded Porch Panel















**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
August 24, 2023**

Project #	HPB23-159
Project Type	Front Porch Reconstruction
Property Address; Historic Name	915 E. Lime Street; The Alonzo R. Gladdin House (1924 Lakeland City Directory)
Historic District; FMSF#	East Lake Morton Historic District; #ELM 103
Owner/Applicant	Alman Rentals LLC / Mr. Norman Altman
Future Land Use; Zoning; Context District; SPI	Residential Medium; MF-22; Urban Neighborhood; East Lake Morton SPI; Garden District SPI Sub-Area 5
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	N/A

REQUEST

The Applicant requests approval to reconstruct the hipped roof front porch of this house.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of one lot of record (Mrs. W. J. Streeters Subdivision, Block A, Lot 8), which is 0.13 acres in size. On the property is a one-story, single-family house built circa 1924, which is a contributing building in the East Lake Morton Historic District. The Craftsman Bungalow architectural styling of this house is expressed by a front facing gable roof, triangular knee brackets, exposed rafter tails, drop siding, and double-hung sash windows with a 3-over-1 lite configuration. The front porch and integrated porte cochere features a hipped roof supported by tapered columns on block plinths with a painted stucco finish.

Earlier this year, the front porch and porte cochere was destroyed by the impact of a vehicle collision. Subsequently, the remaining front porch and porte cochere was demolished and in-kind repairs to the front of the house were made to protect the house and allow the tenants to safely enter. The Applicant proposes to reconstruct the front porch only, replicating the 3/12 pitch hipped roof with exposed rafter tails, tapered columns using Hardie materials, and pilaster block plinths to be finished with painted stucco. The integrated porte cochere is not proposed to be reconstructed. Traditional frame construction methods will be used to reconstruct the front porch.

APPLICABLE GUIDELINES:

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

The following *Standards* apply to this request:

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

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

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

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

The following *Design Guidelines* apply to this project:

Chapter 6 Exterior Architectural Features: Alteration and Maintenance

Sub-Chapter 6.2 Porches

- The original appearance of the porch should be retained.
- Porch columns, railings and trim details should match the original architectural style of the house.
- Deteriorated features of the porch should be duplicated in shape and character as close to the original as possible. Corner boards on wooden porches should be preserved and not covered up or replaced with narrower features.
- The removal, wholly or in part, of a porch, balcony, railings or steps (and by extension, integrated features like a porte cochere) if they exist as part of the original structure is not acceptable.
- Replacement of original porch features with inappropriate materials or features that conflict with the original porch design is not acceptable.
- Removal or covering up original porch deck or steps is not acceptable.

ANALYSIS:

Staff finds that the request proposes a sensitive reconstruction of the front porch using appropriate replacement materials and a design similar to the destroyed porch, which is consistent with the Design Guidelines and Standards. As the original porte cochere was integrated into the hipped roof structure of the front porch, as well as featured two columns in the same design as the columns of the front porch, the porte cochere should also be rebuilt with the same design and dimension that historically existed. Both the front porch and porte cochere are features that define the Craftsman Bungalow architectural style of the subject house and should be rebuilt to retain its architectural and historic integrity.

STAFF RECOMMENDATION:

Approval of the request with the condition that the porte cochere also be rebuilt in the same design and dimension that historically existed.

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



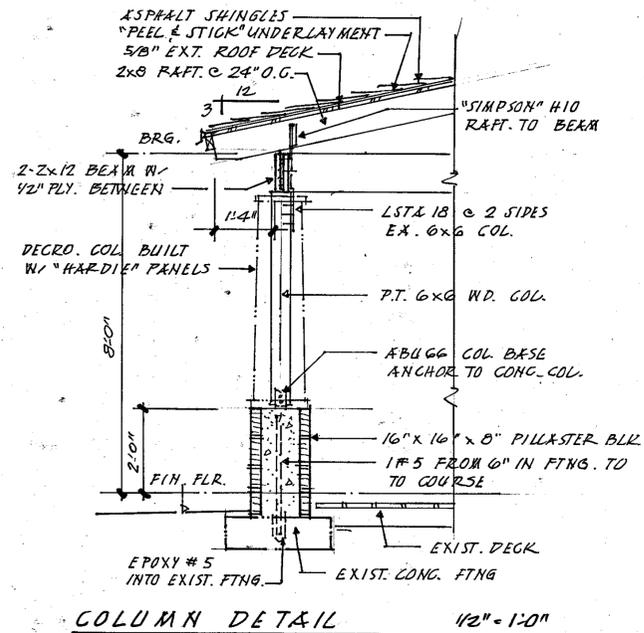
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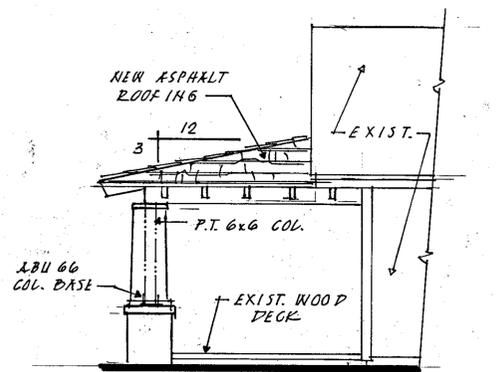




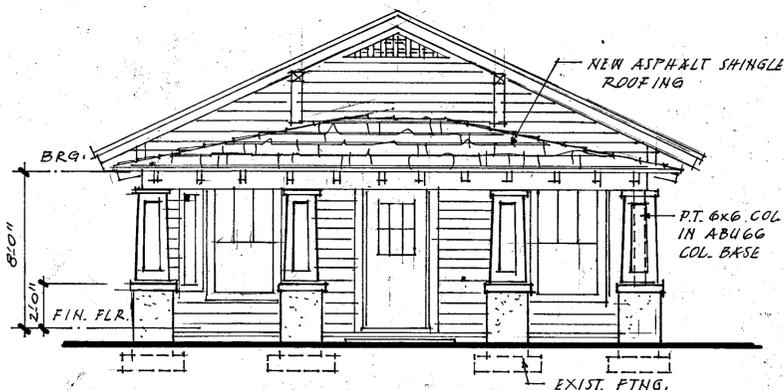




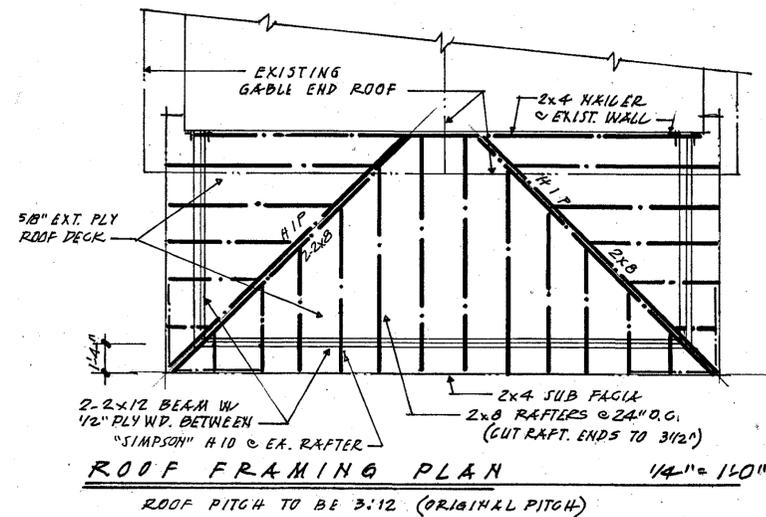
COLUMN DETAIL 1/2" = 1'-0"



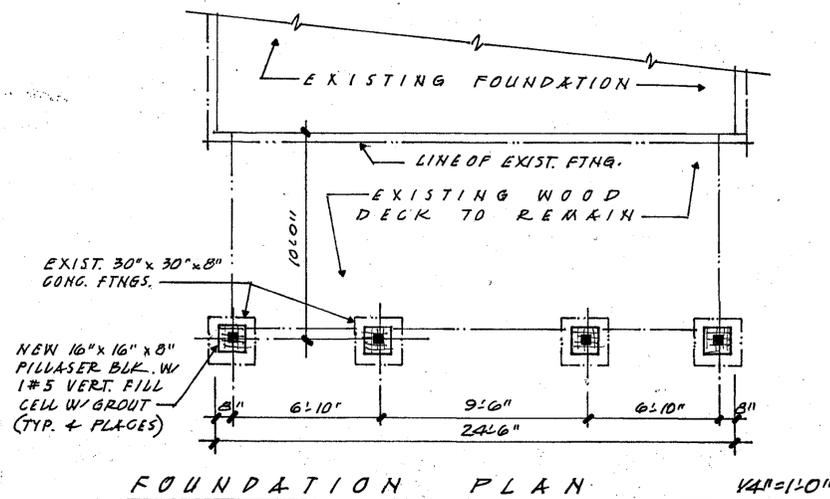
RIGHT ELEV. 1/4" = 1'-0"



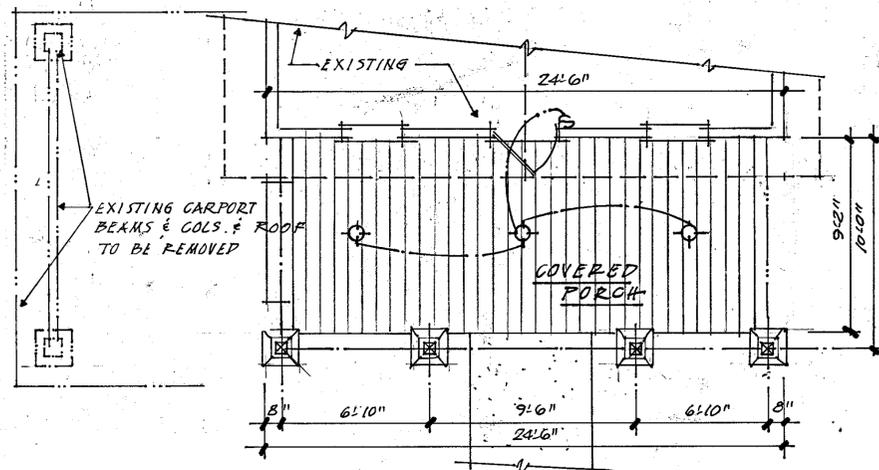
FRONT ELEV. 1/4" = 1'-0"



ROOF FRAMING PLAN 1/4" = 1'-0"
ROOF PITCH TO BE 3:12 (ORIGINAL PITCH)



FOUNDATION PLAN 1/4" = 1'-0"



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

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE REQUIREMENTS OF IRC 2000, 7TH EDITION AND ASCE 7-16 FOR WIND-RESISTANT RISK CATEGORY II EXPOSURE CATEGORY C TOPOGRAPHIC FACTOR = 1.0 GUST EFFECT, 50-85 WIND DIR. FACTOR K=0.85 FULLY ENCLOSED INTERNAL PRESSURE COEFFICIENT = +/- 0.18 DESIGN PRESSURE FOR WALL COMPONENTS + CLADDING (Worst Case) 15.2 PSF 25.3 PSF GARAGE DOOR DESIGN PRESSURE = +2.4 -2.3 (Worst Case) ROOF LIVE LOAD = 20 PSF FLOOR LIVE LOAD = 40 PSF

REVISION:

DATE:

WILLIAM F. STUHRKE, PH.D., P.E.
STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER
NO. 12518

Mark R. Doty
Fine Home Design

407.497.5202

FOR PORCH ADDITION TO AN EXISTING HOME
FOR: NORMAN ALTMANO
915 EAST LIME ST. LAKELAND, FL 33801

DESIGNED: M.F.P.
DRAWN: M.F.P.
CHKD: W.S.
SCALE: NOTED
DATE:

SHT. NO.

1

OF 2 SHTS.

