



**AGENDA**  
**HISTORIC PRESERVATION BOARD**  
City Commission Chambers  
October 26, 2023 8:30 A.M.

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In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (*free of charge*) should contact the City of Lakeland ADA Specialist, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: [ADASpecialist@lakelandgov.net](mailto:ADASpecialist@lakelandgov.net). **If hearing impaired**, please contact the **TDD numbers**: Local – (863) 834-8333 or 1-800-955- 8771 (TDD-Telecommunications Device for the Deaf) or the **Florida Relay Service** Number 1-800-955-8770 (VOICE), for assistance.

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

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- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the September 28, 2023 Historic Preservation Board meeting minutes.
- III. Old Business:
  - A. Historic Lakeland, Inc. Watch List Report (same as September 28, 2023)
    - i. 137 Lake Morton Drive
    - ii. 2430 New Jersey Road
    - iii. 302 E. Belvedere Street
- IV. New Business:
  - A. Welcome New Board Member Robin Kirk
  - B. Historic Home Workshop Recap
  - C. Historic District Resurvey Project, Phase 2 – Grant Application Status
  - D. Historic Lakeland, Inc. Annual Meeting - Nov. 16, 2023, 6:15pm – Annie Pfeiffer Chapel, Florida Southern College. Florida Lecture Series featuring architect Jeffrey Baker
- V. Adjourn for Design Review Committee.

## MINUTES

HISTORIC PRESERVATION BOARD  
City Commission Chambers  
Thursday, September 28, 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, Cesar Perez, Michael Porter, MeLynda Rinker and Britney Wilson were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant, and Alex Landback, Assistant City Attorney, were also present.

### **I. Call to Order and Determination of a Quorum**

Acting Chair MeLynda Rinker called the September 28, 2023 meeting of the Historic Preservation Board (“Board”) to order at 8:30 a.m. A quorum was reached, as six Board members were present.

### **II. Review and Approval of Previous Meeting Minutes**

Ms. Lynn Dennis motioned to approve the August 24, 2023 meeting minutes as presented. Mr. Bruce Anderson seconded the motion. The motion passed 6—0.

### **III. Old Business: NONE**

### **IV. New Business:**

- A. Historic Lakeland, Inc. Watch List Report. Ms. Emily Foster provided an update on the properties under the Historic Lakeland, Inc. Watch List.
  - i. 137 Lake Morton Drive
  - ii. 2430 New Jersey Road
  - iii. 302 E. Belvedere Street
  
- B. Historic Home Workshop – October 14, 2023. Ms. Emily Foster announced and described the upcoming event.

### **V. Adjourn for Design Review Committee.**

The meeting adjourned at 8:37 a.m.

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Chair, Historic Preservation Board

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Senior Planner, Historic Preservation





**AGENDA**  
**DESIGN REVIEW COMMITTEE**  
October 26, 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.

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- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the September 28, 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. [HPB23-176 – 1124 Hartsell Avenue](#) – Final Approval requested for the new construction of a single-family house on the vacant subject property. Owner/Applicant: Orbe Construction, Inc.
  - C. [HPB23-185 – 1928 Shawnee Trail](#) – Final Approval requested for the new construction of a second-story Accessory Dwelling Unit above the existing detached garage on the subject property. Owner: Hunter and Sally Short. Applicant: Daniel Fowler.
  - D. [HPB23-187 – 544 W. Belmar Street](#) – Final Approval requested to install new siding on the house on the subject property. Owner: Antonio Horta. Applicant: Antonio Horta and Mario Falcon.
  - E. [HPB22-089 – 413 W. Maxwell Street](#) – Amendment to Approved Certificate of Review requesting approval to change the design of the proposed new house on the subject property. Original request was for the new construction of a single-family house on the vacant subject property. Owner: DV Development LLC. Applicant: MDM Services Inc.
- V. Other Business: NONE
- VI. Adjournment.

## MINUTES

DESIGN REVIEW COMMITTEE  
City Commission Chambers

Thursday, September 28, 2023

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

The City of Lakeland Historic Preservation Board's Design Review Committee met in Regular Session; Bruce Anderson, Lynn Dennis, Cesar Perez, Michael Porter and MeLynda Rinker were present. Historic Preservation Board member Britney Wilson was also present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation, Christelle Burrola, Planning Assistant, and Alex Landback, Assistant City Attorney, were also present.

### I. Call to Order and Determination of a Quorum

The meeting was called to order by Chair MeLynda Rinker at 8:38 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 August 24, 2023 meeting minutes. Mr. Cesar Perez seconded the motion. The motion passed 5—0.

### III. Review of Certificates of Review administratively approved.

A list of twelve (12) administratively approved Certificate of Review projects covering the period 8/18/23-9/19/23 was included with the agenda packet. There were no additional questions or comments about these projects.

### IV. Consideration of Certificate of Review Applications:

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

B. **HPB23-163 – 1115 Josephine Street** – Final Approval requested for the new construction of a single-family house on the vacant subject property. Owner/Applicant: Joseph and Patricia Magee.

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 0.15 acres; this lot is currently vacant and has alley access at the rear of the property. This lot is currently combined with the lot to the west; the applicant has been instructed to split the subject lot from the combined parcel through the Polk County Property Appraiser's office before applying for a building permit. The Applicant requests to build a one-story, single-family house on the subject property consisting of approximately 2,017 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 hipped-roof front porch supported by simple square columns, windows with a simulated divided lite configuration, and a front entry consisting of a Craftsman-style door. The exterior paint colors are represented here, along with the style of the front door, to be used on the proposed house. A detached garage with a gabled roof is proposed at the rear of the property with a driveway connecting the garage to Josephine Street along the west side of the subject property. Also proposed is a swimming pool at the rear of the property. Materials proposed for the new house and garage include:

- Concrete stem wall foundation with a 32-inch height at the finished floor for house and concrete slab foundation for garage. The front porch foundation will be clad in brick; the foundation of the house will be clad with a sand stucco finish.
- The house will be clad in Hardie board-and-batten siding with Hardie shingle siding in the gables. The garage will be clad in sand finish stucco with Hardie shingle siding in the gables.
- Hardie material trim and casing.
- Vinyl single-hung sash windows with 4-over-1 lite configuration with exterior muntins/grid.
- Composite three-quarter lite front door and full lite rear door; composite entry door on garage and aluminum garage door.
- Roofing will consist of standing seam metal panels on the 6/12 pitch main roof and 4/12 pitch front porch roof. The garage will also have a standing seam metal roof (6/12 pitch). Hardie fascia and soffit will be used.
- The front porch will have a pine tongue-and-groove floor and brick steps and Hardie-wrapped square columns with a simple base and capital.
- The exterior paint colors were listed on the screen.
- The elevation drawings submitted by the Applicant do not show the materials listed but will be revised for staff review and building permitting.

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

Ms. Foster stated that the request was evaluated using Secretary's Standards for Rehabilitation #9, #10 and Chapter 4 of the Design Guidelines for Historic Properties. Adjacent to the subject property along Josephine Street exist several one-story houses that exhibit the Bungalow, Frame Vernacular, and Modern Masonry Vernacular styles. Staff finds that the proposed new house is compatible in massing and scale to contributing houses in the Lake Hunter Terrace 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 contributing structures. Staff finds that the proposed materials for the house and garage 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 hipped-roof front porch supported by square columns with simple capitals and bases, board-and batten siding, windows with simulated divided lite configuration and a Craftsman-style front door are consistent with Frame Vernacular and Bungalow houses found in the neighborhood, as well as the Design Guidelines. The design of the garage reflects the design of the house and is simple and subordinate to it. 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; 1119 Josephine Street to the west of the subject property is setback approximately 19 feet from the property line, 1121 Josephine Street is setback approximately 15 feet, and 1111 Josephine Street to the east of the subject property is setback approximately 17 feet from the property line. The garage is located appropriately to the rear of the subject property. While this property has access to an alley at the rear, driveways connecting to the street are an established feature along this block of Josephine Street.

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

1. Use a straight eave return on the gabled roof instead of the "pork chop" eave return shown on the plans.
2. 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. Muntins or “grids” must be mounted to the exterior glass, in addition to any grids between the glass.
  - c. Windows also must include historically appropriate trim, including header, sill, and apron.
3. The standing seam metal roof panels must have a flat appearance in between seams with no striations.

Chair Rinker asked if the Applicant had any additional comments or questions. Mr. Joseph Magee was present in support of the request. He presented revised elevations to the Committee that met with staff’s report and recommendation.

There were no public comments.

**MOTION: Final approval of the request with the conditions recommended by staff and the revised elevations as presented. (L. Dennis/B. Anderson).**

- C. HPB23-169 – 527 W. Park Street** – Final Approval requested for the new construction of a single-family house on the vacant subject property. Owner/Applicant: Brian Waller, Consult 1 LLC.

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

Ms. Emily Foster presented the staff report, stating the subject property an interior lot of record and consists of 0.17 acres; this lot is currently vacant and has alley access at the rear of the property. The Applicant requests to build a one-story, single-family house consisting of approximately 1,953 square feet of living area. The home will feature a neo-traditional aesthetic reflecting elements of the Frame Vernacular architectural style, such as a front-gabled roof and hipped roof front porch supported by simple square columns, windows with a Colonial-style lite configuration, and a front entry consisting of a three-quarter lite door. A detached garage is proposed at the rear of the property, which will be accessed from the alley. Materials proposed for the new house include:

- A raised concrete foundation;
- Hardie board-and-batten siding and Hardie lap siding with a 6-inch exposure in the gables;
- Hardie material trim and casing;
- Vinyl single-hung sash windows with dimensional muntins/grid on the exterior glass;
- Fiberglass three-quarter lite front door; fiberglass half-lite rear door
- Asphalt architectural shingles on 6/12 pitch roof; 5V crimp metal roofing (bronze or mill finish) on 3/12 pitch front porch roof; decorative wood barge board in front gable
- Hardie fascia with Hardie vented soffit
- Concrete floor and steps, floor will be covered in pavers; Hardie-wrapped columns
- Exterior paint color palette TBD

The site plan proposed for the proposed new construction shows orientation of the home’s front façade towards West Park Street. The proposed building setbacks and porch depth for the house, as well as building setbacks and placement for the garage, meet the Land Development Code’s Urban Neighborhood Standards. Ms. Foster stated that the request was evaluated using Secretary’s Standards for Rehabilitation #9, #10 and Chapter 4 of the Design Guidelines for Historic Properties. Adjacent to the subject property along West Park Street exist several one-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 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 hipped roof front porch supported by square columns with simple capitals and bases, board-and-batten siding with lap siding in gables, windows with simulated divided lite configuration and a three-quarter lite 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, and porch depth. The front yard building setback, at 15 feet, is the minimum required by the Code, but is dissimilar with the front setbacks of houses on either side of the subject property; 531 W. Park Street to the west of the subject property is setback approximately 25 feet from the property line and 523 W. Park Street to the east of the subject property is setback approximately 24 feet from the property line. Staff suggests a front yard setback of no less than 20 feet for compatibility with adjacent houses.

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

1. Use a front yard setback of 20 to 25 feet.
2. 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.
3. Submittal of an exterior paint palette.

Chair Rinker asked if the Applicant had any additional comments or questions. Mr. Zack Mason with Consult 1 LLC was present in support of the request. In response to Chair Rinker, Mr. Mason stated he agrees to staff's recommended conditions.

There were no public comments.

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

- D. HPB23-172 – 317 E. Belmar Street** – Final Approval requested for the new construction of a single-family house on the vacant subject property. Owner: AA 86 Homes LLC. Applicant: Ben Becton.

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 0.16 acres; this lot is currently vacant and has alley access at the rear of the property. The Applicant requests to build a one-story, single-family house consisting of approximately 2,042 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 front porch supported by tapered columns on brick plinths, windows with a one-over-one lite configuration, and a front entry consisting of a Craftsman style quarter-lite door. An attached garage is proposed at the rear elevation of the house, which will be accessed from the alley, and an integrated rear porch will be located on the south elevation of the house. Materials proposed for the new house include:

- Concrete stem wall foundation raised at least 21 inches above grade; painted block foundation on side and rear elevations
- Hardie lap siding; Hardie board-and-batten siding in the porch gable
- Hardie trim and casing
- Vinyl single-hung sash windows

- Fiberglass or steel quarter lite front door and full-lite doors in rear porch; steel garage door
- Asphalt architectural shingles on 5/12 pitch roof; decorative triangular gable vent in front gable (material TBD)
- Material TBD
- Materials TBD
- Exterior paint colors TBD

The site plan proposed for the proposed new construction shows orientation of the home's front façade towards East Belmar Street. The proposed building setbacks and front porch depth meet the Land Development Code's Urban Neighborhood Standards. Ms. Foster stated that the request was evaluated using Secretary's Standards for Rehabilitation #9, #10 and Chapter 4 of the Design Guidelines for Historic Properties. Adjacent to the subject property along East Belmar Street exist several one-story houses that exhibit the Mediterranean Revival, Bungalow, and Frame Vernacular styles. Staff finds that the proposed new house is compatible in massing and scale to contributing Bungalow houses found throughout the South Lake Morton 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 historic structures. At 36 feet, 8 inches wide, this house is slightly wider than the maximum width of 34 feet staff typically recommends for new residential construction on a 50-foot lot. However, given the front porch depth at 9 feet and the front yard setback of 17 feet, 7 inches; the dimensions of the home will not adversely affect the historic development pattern established along East Belmar Street. 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 tapered columns on brick plinths, lap siding with board-and batten siding in gable, windows with a one-over-one lite configuration and a quarter-lite front door are consistent with historical architectural styles found in the neighborhood, as well as the Design Guidelines. Finally, 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 17 feet, 7 inches, is compatible with the houses on either side of the subject property; 311 E. Belmar Street to the west of the subject property is setback approximately 14 feet from the property line and 319 E. Belmar Street to the east of the subject property is setback approximately 15 feet from the property line.

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

1. Windows 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 materials list for fascia, soffit, front porch floor, steps, and columns.
3. Submittal of an exterior paint palette.

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

There were no public comments.

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

- E. **HPB21-243 – 128 W. Patterson Street** – Amendment to Approved Certificate of Review requesting approval to retain windows installed without exterior-mounted muntins/grids.

Original request was for the new construction of a single-family house on the vacant subject property. Owner/Applicant: Hulbert Homes, Inc.

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

Ms. Emily Foster presented the staff report, stating the subject property an interior lot of record consisting of 0.15 acres. An unimproved alley exists along the southern boundary of the subject property. This lot was previously vacant. The Applicant received approval with conditions by the Design Review Committee in December 2021 to build a two-story, single-family house consisting of 2,432 square feet of living space. The design of the house features a neo-traditional aesthetic reflecting Bungalow stylistic elements, such as a gable-front roof and front porch supported by tapered columns on brick plinths, lapped siding and corner boards with shingle siding in gables, and windows with a three-over-one and two-over-one lite configuration. Construction of this house has recently been completed, and the completed design is mostly consistent with Certificate of Review and its stated conditions. However, the condition requiring exterior-mounted muntins on the windows has not been met, and therefore, staff disapproved the Historic Final inspection on the Building Permit. The Applicant has stated that exterior window muntins were not an option with their window supplier because of supply chain issues at the time of ordering the windows for this house and are not available now. As a result, the Applicant requests that this condition be waived and removed from Certificate of Review HPB21-243 so that the Historical Final inspection can be approved and the building permit finalized.

Ms. Foster stated that the request was evaluated using Chapter 4 of the Design Guidelines for Historic Properties. Staff finds that the requirement for exterior window muntins for simulated divided lite windows in new construction has existed since 2006. This requirement has been communicated repeatedly to applicants and has been successfully implemented in several new construction projects within the City's Historic Districts. This requirement was a condition of approval for this project as well. Upon receipt of the Certificate of Review in December 2021, the Applicant confirmed with staff via email that all conditions of approval would be followed. In November 2022, while the house was under construction, staff communicated to the Applicant via email exterior muntins were required for all windows with a simulated divided lite appearance, and again when approving the Historic Rough inspection in August 2023. Comments provided with the Historic Rough inspection stated the Historic Final inspection would not be approved until exterior muntins were applied to the windows. Ms. Foster stated as the request is inconsistent with the Design Guidelines and conditions of approval stated on Certificate of Review HPB23-243, staff recommends denial of the request.

Chair Rinker asked if the Applicant had any additional comments or questions. Mr. Greg Brown was present in support of the request. Mr. Brown stated the double-pane windows that were installed were to help with energy efficiency.

There were no public comments.

In response to Lynn Dennis, Mr. Brown stated he was not sure when staff was notified that windows with exterior-mounted muntins/grids were not available.

Ms. Foster stated she was never contacted.

Ms. Dennis stated she is concerned with the lack of communication between the applicant and staff.

Chair Rinker stated the applicant should have contacted staff with the issue to possibly find other alternatives.

In response to Mr. Brown, Ms. Foster stated if the applicant would have come to staff for other alternatives, she would have recommended a one-over-one window without a grid appearance.

Mr. Brown commented that unless you are standing in the driveway, you cannot tell the difference in windows.

Mr. Cesar Perez stated the issue is not about perception, it is about precedence. If the Board approves the request, it will set a precedence. The windows do not look bad, but requiring exterior muntins was a condition that should have been followed. Prior to purchasing the incorrect windows, the applicant should have reached out to staff.

Mr. Bruce Anderson stated the main problem, besides the lack of exterior muntins, is the lack of communication. If precedence is set, it can cause applicants in the future to bypass staff's recommendations.

In response to Mr. Perez, Mr. Brown stated he does not currently have an alternative solution.

**MOTION: Denial of the request as submitted. (L. Dennis/B. Anderson).**

**V. Other Business: NONE**

**VI. Adjournment:** There being no further business, the meeting was adjourned at 9:22 a.m.

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Chair, Design Review Committee

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Senior Planner, Historic Preservation



**Certificates of Review Administratively Approved  
Between 9/19/2023 and 10/19/2023**

1. 311 W MAXWELL ST (Non-Contributing Building) - Replace 25 existing non-original windows with Pella 250 series brown vinyl windows in the following quantities/configurations: 13 single-hung sash (FL#16812.15); 3 two-wide single-hung sash (FL#16812.5); 1 three-wide single-hung sash (FL#16812.11); 1 horizontal sliding (FL#16809.8); and 1 fixed (FL#16811.1).  
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.

WINDOW PRODUCTS STATED ON THE APPROVED BUILDING PERMIT SHALL NOT BE SUBSTITUTED OR REPLACED WITH A PRODUCT FROM A DIFFERENT MANUFACTURER, OR A DIFFERENT MODEL NUMBER FROM THE SAME MANUFACTURER, WITHOUT STAFF APPROVAL. (HPB23-154)

2. 607 FINNEY ST (Contributing Building) - Installation of a 6 ft. tall wood board on board privacy fence in the rear and side yards of the subject property.  
Subject to the following conditions: (HPB23-181)
3. 926 OSCEOLA ST (Contributing Building) - Installation of a 180 linear feet of 6 ft. tall tan/beige vinyl privacy fence at sides and rear of subject property.  
Subject to the following conditions: (HPB23-182)
4. 217 W HANCOCK ST (Contributing Building) - Installation of a standing seam metal roof (FL#35255) over flat pitch sections of roofing.  
Subject to the following conditions: Metal roof must have flat panels between standing seams, no striations permitted. (HPB23-183)

**Certificates of Review Administratively Approved  
Between 9/19/2023 and 10/19/2023**

5. 110 E PINE ST (Contributing Building) - Repainting subject building with the following colors:  
  
Body: Sherwin Williams Incredible White (SW7028, 256-C4)  
Trim: Sherwin Williams Greenblack (SW6994, 251-C6)  
Subject to the following conditions: (HPB23-184)
  
6. 834 JEFFERSON AV (Contributing Building) - Replacing 6-panel solid side entry door with a 5-lite PlastPro Craftsman Series DRF50 door.  
Subject to the following conditions: (HPB23-186)
  
7. 1125 MISSISSIPPI AV (Non-Contributing Building) - Replace two non-historic single-hung sash windows and one non-historic fixed window with two Pella vinyl single-hung sash windows (FL33447.1) and one Pella fixed window (FL#33453.5).  
Subject to the following conditions: 1. ALL REPLACEMENT WINDOWS MUST MATCH ORIGINAL WINDOW/ WINDOW OPENING SIZE.

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

WINDOW PRODUCTS STATED ON THE APPROVED BUILDING PERMIT SHALL NOT BE SUBSTITUTED OR REPLACED WITH A PRODUCT FROM A DIFFERENT MANUFACTURER, OR A DIFFERENT MODEL NUMBER FROM THE SAME MANUFACTURER, WITHOUT STAFF APPROVAL. (HPB23-188)

**Certificates of Review Administratively Approved  
Between 9/19/2023 and 10/19/2023**

8. 1130 E PALMETTO ST (Contributing Building) - Replacement of non-historic aluminum windows with 4 AMI 3001 vinyl double-hung sash windows (FL#11720.9)  
Subject to the following conditions: 1. ALL REPLACEMENT WINDOWS MUST MATCH ORIGINAL WINDOW/ WINDOW OPENING SIZE.  
2. ALL WINDOWS SHALL BE RECESSED FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS TO PROVIDE A SHADOW LINE. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED. BOX OR BLOCK FRAMED WINDOWS ARE RECOMMENDED. FIN/FLANGE TYPE WINDOWS ARE NOT RECOMMENDED.  
3. FOR WINDOWS WITH SIMULATED DIVIDED LITES, MUNTINS (GRIDS/GRILLES) SHALL BE DIMENSIONAL AND MOUNTED TO THE EXTERIOR OF THE GLAZING (GLASS) WITH A MINIMUM SURFACE RELIEF OF A ¼ INCH. MUNTINS “SANDWICHED” BETWEEN DOUBLE-PANED GLAZING SHALL NOT BE PERMITTED, EXCEPT WHEN INSTALLED BENEATH EXTERIOR-MOUNTED MUNTINS.  
4. ALL PAIRED OR GROUPED WINDOWS SHALL BE INSTALLED WITH A DIVIDING MULLION OF AT LEAST 3 INCHES IN WIDTH BETWEEN ADJOINING WINDOWS.

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

WINDOW PRODUCTS STATED ON THE APPROVED BUILDING PERMIT SHALL NOT BE SUBSTITUTED OR REPLACED WITH A PRODUCT FROM A DIFFERENT MANUFACTUER, OR A DIFFERENT MODEL NUMBER FROM THE SAME MANUFACTURER, WITHOUT STAFF APPROVAL. (HPB23-189)

9. 1112 JOSEPHINE ST (Non-Contributing Building) - Installation of 6 solar panels on the rear half of the roof (east side).  
Subject to the following conditions: (HPB23-190)
10. 752 E WALNUT ST (Non-Contributing Building) - Approximately 74 feet of 6' high Tan PVC fence at rear of property  
Subject to the following conditions: (HPB23-191)
11. 548 W BELMAR ST (Contributing Building) - Installation of a 6 ft. wood privacy fence at the rear and side yards of the subject property, with a minimum setback of 3 feet from the alley.  
Subject to the following conditions: (HPB23-192)

**Certificates of Review Administratively Approved  
Between 9/19/2023 and 10/19/2023**

12. 1806 SEMINOLE TR (Non-Contributing Building) - Replace 21 existing metal awning, casement and fixed windows, and double or single-hung sash windows on non-contributing house with windows described as follows:
- 16 AMI vinyl double-hung sash windows (FL#11720.9)  
2 AMI vinyl horizontal sliding window, unequal light XOX configuration (FL#11141.33)  
1 Simonton vinyl 3-lite endvent slider window (FL#5179.7)  
1 Simonton vinyl 3-lite endvent slider window (FL#5179.1)  
Subject to the following conditions: CONDITIONS:
1. ALL REPLACEMENT WINDOWS MUST MATCH ORIGINAL WINDOW/ WINDOW OPENING SIZE.
  2. ALL WINDOWS SHALL BE RECESSED FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS TO PROVIDE A SHADOW LINE. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED. BOX OR BLOCK FRAMED WINDOWS ARE RECOMMENDED. FIN/FLANGE TYPE WINDOWS ARE NOT RECOMMENDED.
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- 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. (HPB23-193)
13. 948 S FLORIDA AV (Non-Contributing Building) - Construction of a new single entry doorway in glass storefront of building. Commercial steel door system (FL# 23222.1). Subject to the following conditions: (HPB23-194)
14. 243 N FLORIDA AV (Non-Contributing Building) - FACE CHANGE ON EXISTING DOUBLE SIDED PYLON SIGN. Material: 3/16" acrylic. Sign Area: 5.66 ft. X 4.41 ft. = 24.96 SF Subject to the following conditions: (HPB23-195)



**HISTORIC PRESERVATION BOARD  
DESIGN REVIEW COMMITTEE  
STAFF REPORT  
October 26, 2023**

<b>Project #</b>	<b>HPB23-176</b>
<b>Project Type</b>	<b>New Construction of a Single-Family House</b>
<b>Property Address; Historic Name</b>	<b>1124 Hartsell Avenue N/A</b>
<b>Historic District; FMSF#</b>	<b>Dixieland Historic District; N/A</b>
<b>Owner/Applicant</b>	<b>Orbe Construction, Inc.</b>
<b>Zoning; Context District; Future Land Use; SPI</b>	<b>RB-1; Urban Neighborhood; Residential Medium; Dixieland SPI</b>
<b>Existing Use</b>	<b>Vacant</b>
<b>Adjacent Properties</b>	<b>Residential</b>
<b>Previous Approvals</b>	<b>N/A</b>

**REQUEST**

The Applicant requests approval to build a one-story, single-family house with an attached carport on the subject property.

**SUMMARY OF BACKGROUND INFORMATION**

The subject property an interior lot of record (K O Kight Subdivision, Block A, Lot 7) and consists of 0.14 acres (75 feet wide by 79 feet deep); this lot is currently vacant.

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

Materials proposed for the new house include:

<b>Scope</b>	<b>Material</b>
Foundation	Concrete stem wall foundation raised at least 21 inches above grade covered with smooth textured stucco
Exterior Cladding	HardiePlank lap siding; Hardie board-and-batten siding in the gables
Trim/Casing	Hardie trim and casing
Windows	Aluminum single-hung sash windows
Doors	Material TBD
Roof	Asphalt architectural shingles
Fascia/Soffit	Material TBD
Porch	Concrete porch floor and steps, Hardie-wrapped column with brick plinths
Exterior Paint Colors	Body will be gray; trim and accent colors TBD

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

#### **APPLICABLE GUIDELINES:**

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*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 #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 4.6: New Residential/Infill Construction.

- The scale and massing of the new building, including its fenestration, roof height and shape, and elevation should be consistent with surrounding contributing buildings.
- Building Form – the front façade of buildings should be closely aligned with other buildings on the block to maintain a uniform setback; consistent spacing of buildings maintains rhythm of historic neighborhood development pattern; the height-to-width ratio of street facing façade should be compatible with adjacent buildings.
- Orientation of new buildings should be toward the primary road and building setbacks should reflect traditional siting dimensions.
- Materials should respect adjacent historic buildings.
- Details and ornamentation should reflect those of surrounding buildings.
- Window material, style, size, and trim should be consistent with historic windows and include dimensional mullions and exterior muntins, if applicable.
- Doors should be of an appropriate design reflective of the architectural style of the building.
- Roof design and details should reflect those of surrounding buildings
- Colors should complement surrounding buildings.

#### **ANALYSIS:**

---

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

Staff finds that the proposed materials are consistent with residences in the surrounding neighborhood and the Design Guidelines. The design of the house displays a neo-traditional style that is compatible with the architectural character of the District. Features such as the front-gabled porch supported by tapered columns on brick plinths, lap siding with board-and batten siding in gables, windows with a nine-over-one lite configuration and a quarter-lite front door are consistent with historical architectural styles found in the neighborhood, as well as the Design Guidelines.

Finally, regarding building setbacks and dimensional requirements for site and architectural features, staff finds the building setbacks consistent with the Design Guidelines and Urban Neighborhood Standards. The front yard setback of 15 feet is the minimum setback required by the Land Development Code, and is compatible with the front setbacks of adjacent buildings (1122 Hartsell Avenue has a 13 ft. front yard setback; 1204 Hartsell Avenue has a 12 ft. front yard setback). While driveways within the historic districts are typically limited to 10 feet in width, staff finds the proposed 12 feet wide driveway to conform with the existence of wider driveways and lot widths along Hartsell Avenue.

**STAFF RECOMMENDATION:**

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Final approval of the request with the following conditions, to be reviewed and approved by staff prior to permitting:

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

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





Hartsell Ave

King Ave

W Belmar St

King Ave

King Ave

Hartsell Ave

1109

1111

1110

1114

1107

1115

1114

101

1121

1119

1120

101

1120

1199

1125

1122

1201

1124

1203

1203

1204

1207

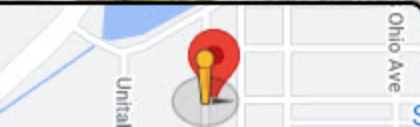
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1212

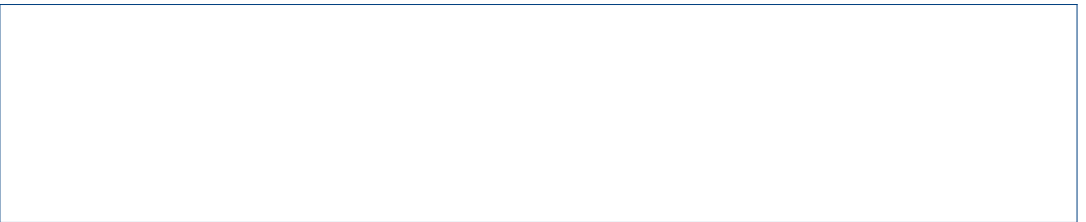
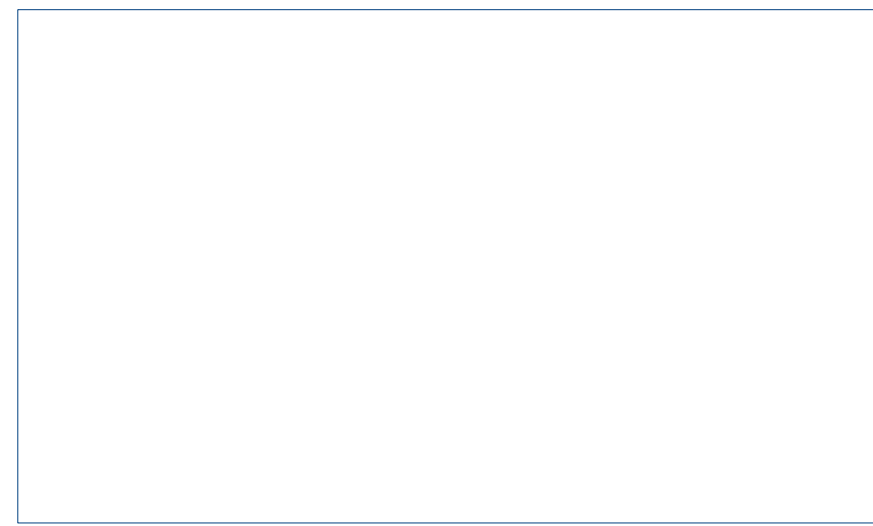
1215





1124





**WILLIAM H "ROB" ROBERTS**  
**P.E. (#42712)**

**1124 S HARTSELL AVE**  
**LAKELAND FL 33803**

# SITE PLAN

Due to the inherent nature of renovating existing building the draftsman/designer cannot determine exact dimensions without removing or demolishing existing structure and/or surfaces. Therefore, it is the sole responsibility of the contractor to verify all conditions and dimensions prior to construction, and fabrication of all components

- NOTES:
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  - B) ELECTRICAL RECEPTACLES AND SWITCHES TO BE INSTALLED PER 2011 NEC (EXACT LAYOUT TO BE DETERMINED BY OWNER)
  - C) ALL OUTLETS REQUIRE ARC-FAULT CIRCUIT-INTERCEPT PROTECTION (AFCI) PER ELECTRICAL CODE 210.2 & 210.8
  - D) ALL 125 VOLT, 15 & 20 AMPERE RECEPTACLES INSTALLED IN AREAS SPECIFIED BY 210.52 SHALL BE LISTED TAMPER-RESISTANT TYPE PER ELECTRICAL CODE 406.11
  - E) ALL WOOD IN CONTACT WITH GROUND MUST BE PRESSURE TREATED (OR SEPARATED WITH 40# FELT OR 22ga SHEET METAL)

APPLICABLE CODES:  
 FLORIDA BUILDING CODES 2020 1 EDITION (BUILDING)  
 FLORIDA BUILDING CODES 2020 1 EDITION (RESIDENTIAL)  
 FLORIDA BUILDING CODE MECHANICAL 2020 (1 EDITION)  
 FLORIDA BUILDING CODE PLUMBING 2020 (1 EDITION)  
 ENERGY CONSERVATION CODE FBC 2020 (1 EDITION)  
 ELECTRICAL CODE NEC 2017

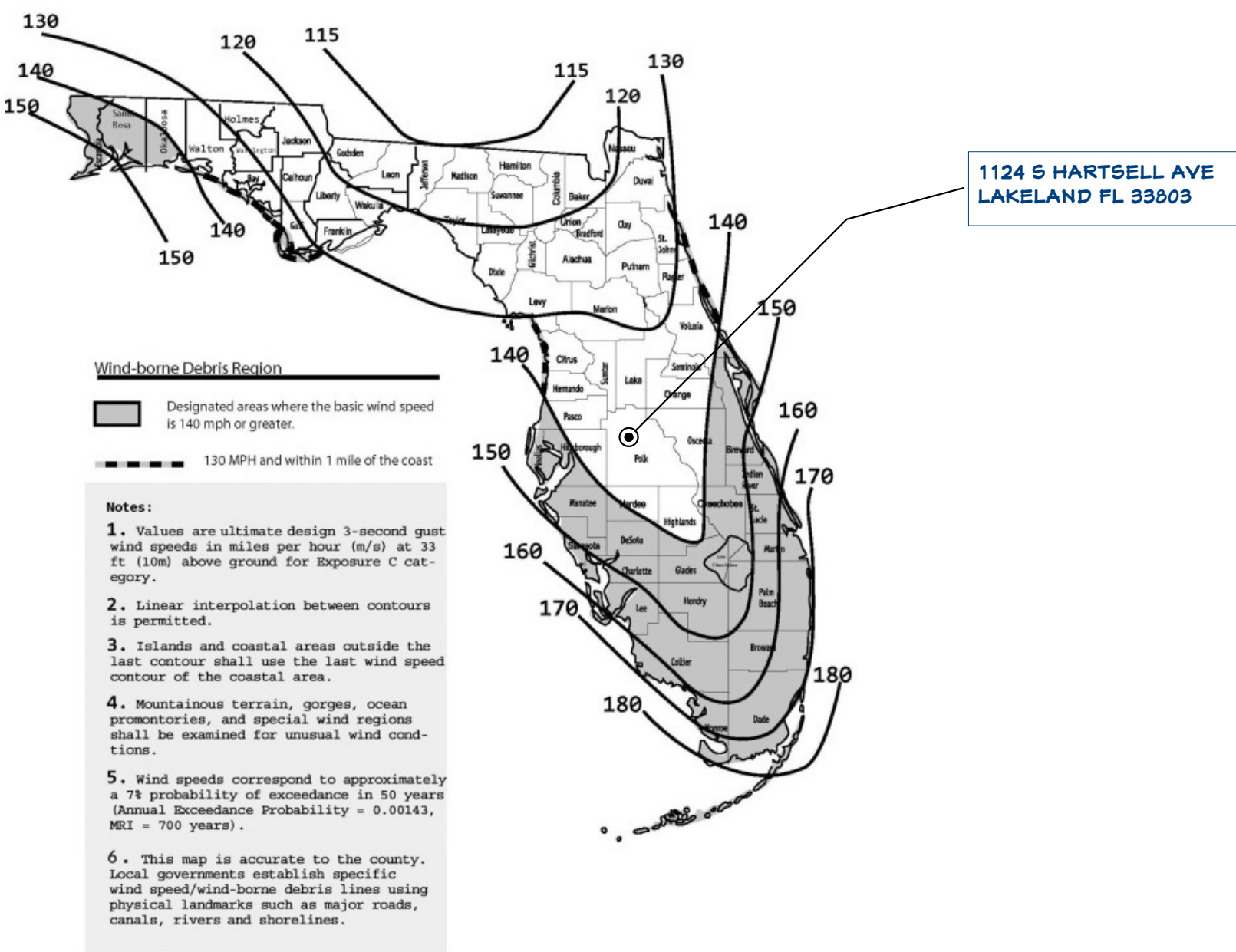
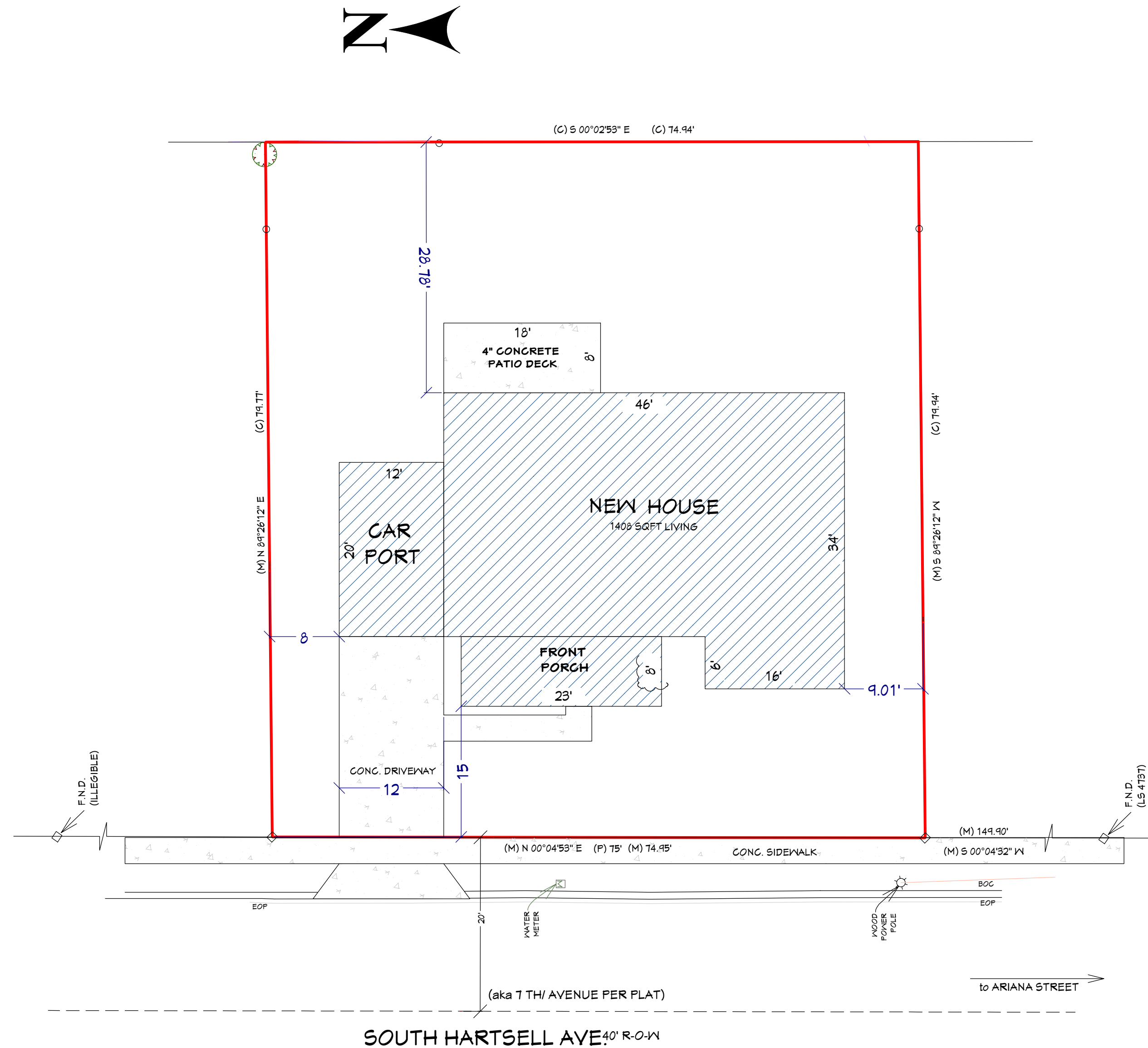
DRAWING No.	DATE:
22-10008	OCT 2023

SCALE:  
 1" = 10'

SHEET:  
 1

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DRAWING INDEX	
PAGE #	DESCRIPTION
1	SITE PLAN
2	FLOOR PLAN
3	FOUNDATION & STRUCTURAL PLAN
4	ELEVATIONS PLAN
5	ROOF & FRAME PLAN
S1	WALL SECTION PLAN
E1	ELECTRICAL PLAN
M1	MECHANICAL PLAN



**ZONING LEGEND**  
 ZONING: SINGLE FAMILY

<b>MAIN HOUSE</b>	
LIVING AREA	1304 sqft
FRONT PORCH	104 sqft
CARPORT	240 sqft
<b>TOTAL UNDER ROOF</b>	<b>1808 sqft</b>

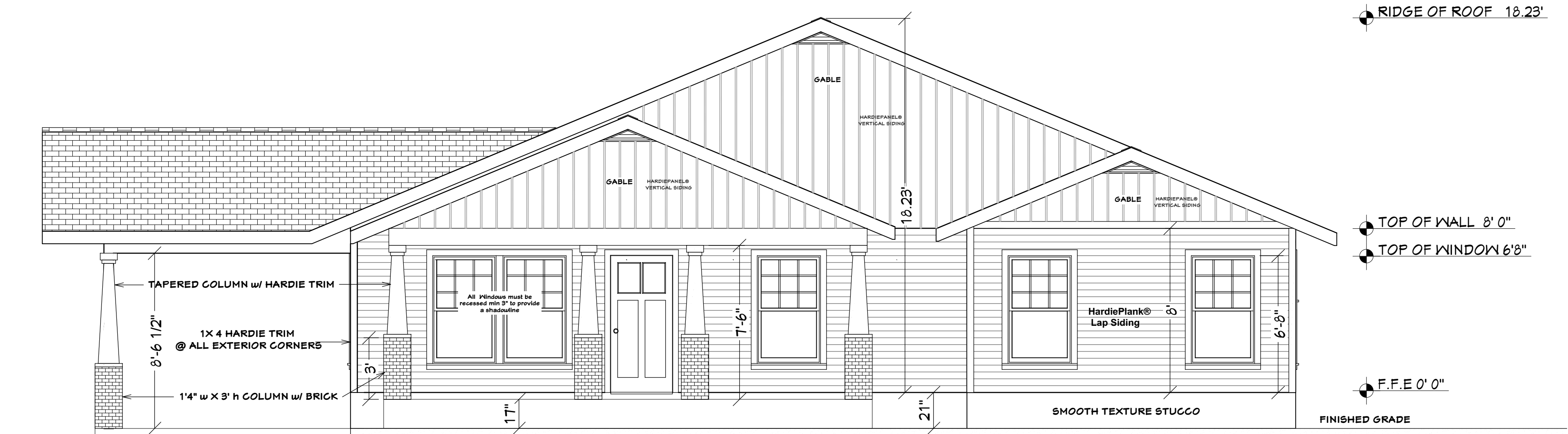
*FRONT SET BACK.....	15.00 ft
*REAR SET BACK.....	20.70 ft
*RIGHT SIDE SET BACK.....	9.01 ft
*LEFT SIDE SET BACK.....	8.00 ft

**ATTENTION GENERAL CONTRACTOR / BUILDER:**  
 ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION CORRECTION/ REVISIONS, ANY REVISIONS OR CHANGES, NOT RELATE TO THE CORRECTIONS OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETE SHALL BE SUBJECTED TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE

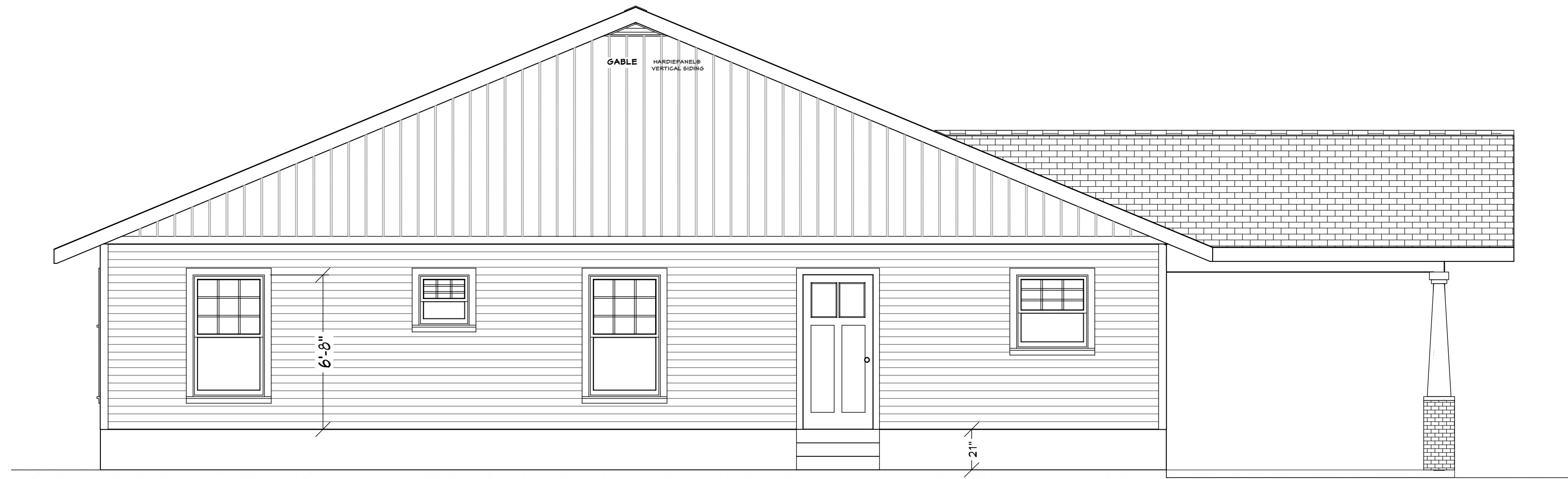
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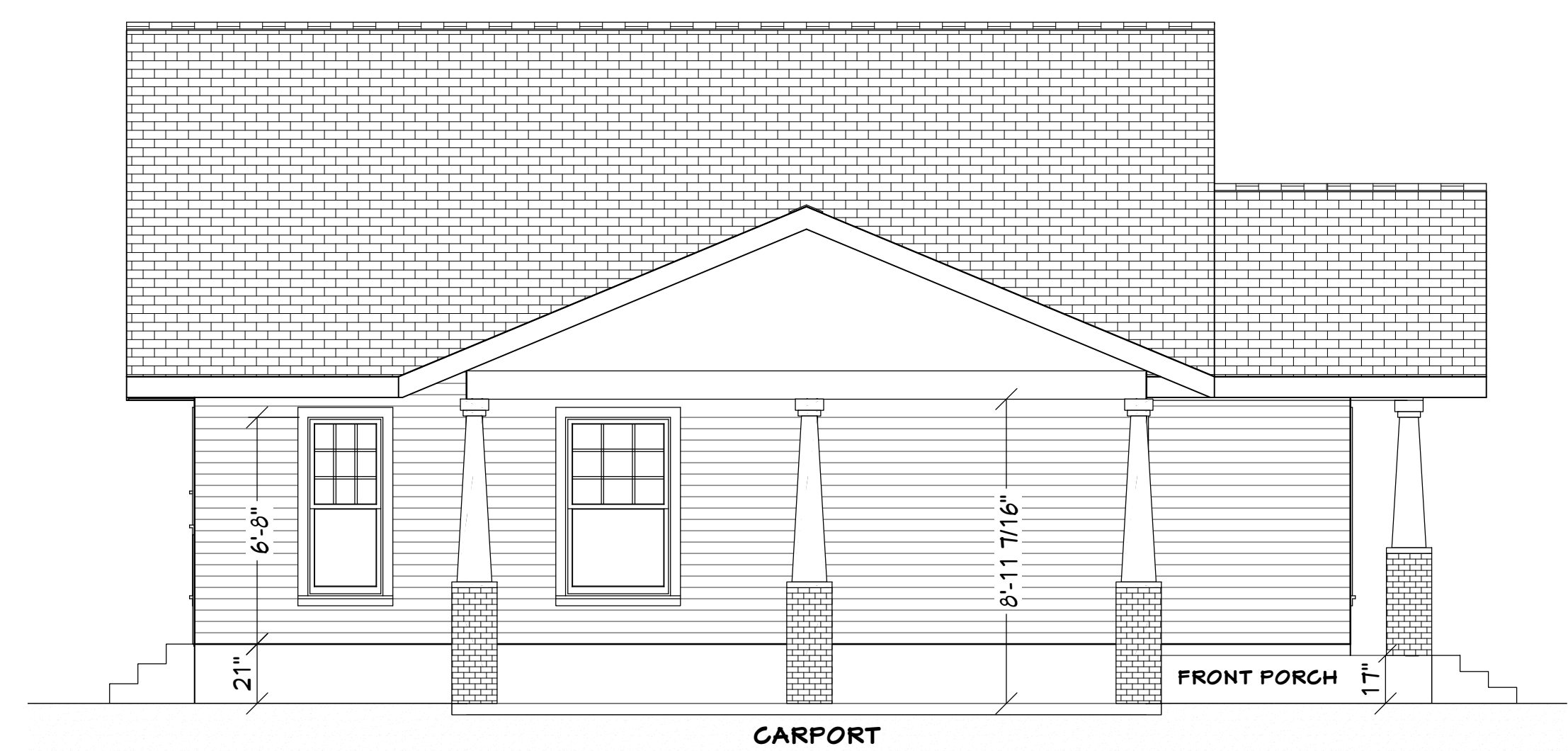




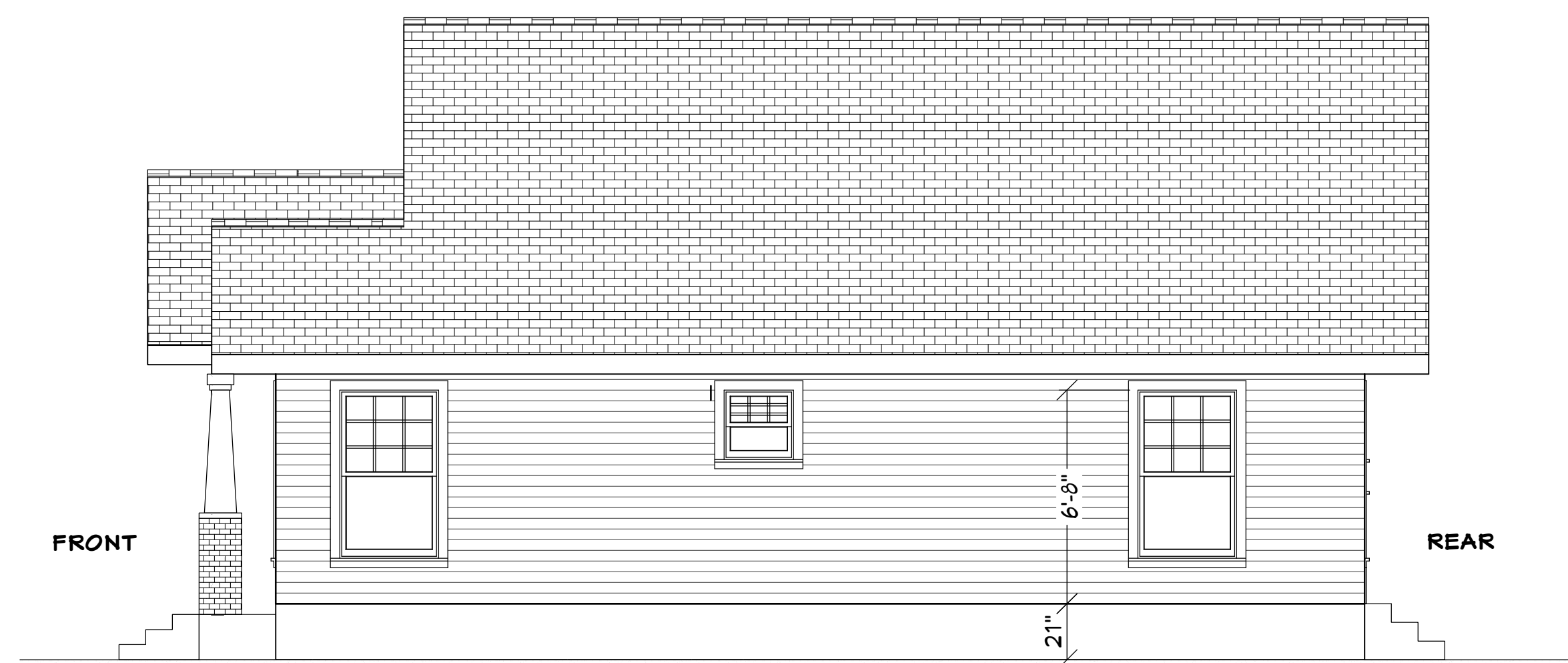
**FRONT ELEVATION**



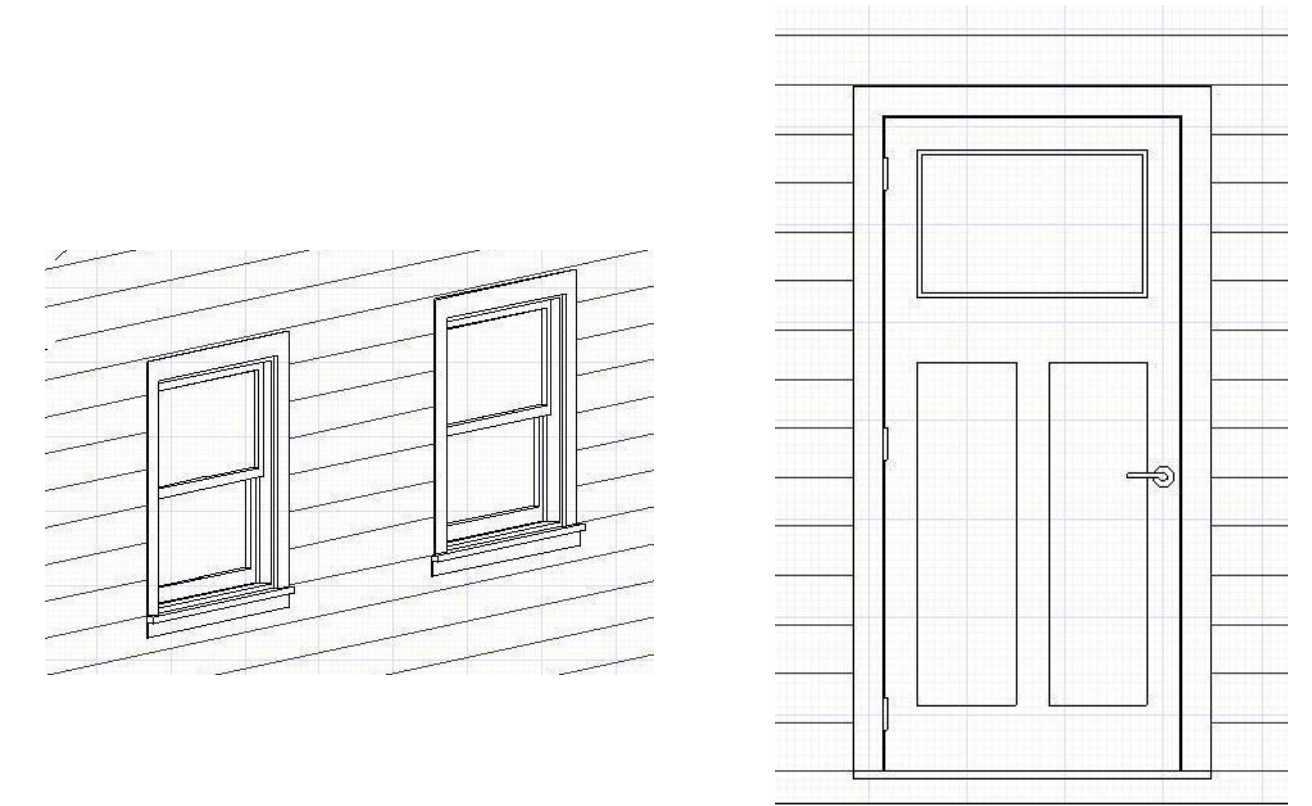
**REAR ELEVATION**



**LEFT ELEVATION**



**RIGHT ELEVATION**



**WINDOW & DOOR HISTORIC DETAIL**

**DRAWINGS PROVIDED BY:**  
**Paramount Structural Services Inc**  
 1421 Commercial Park Dr # 1  
 Lakeland FL 33801  
 email:  
 paramountstructuralservices@gmail.com  
 Ph : 863 226 2828

**WILLIAM H "ROB" ROBERTS**  
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 PRESIDENT/DIRECTOR OF ENGINEERING  
 EGI-ENGINEERING GREAT IDEAS, INC.  
 FBPE BUSINESS CERTIFICATE OF AUTHORIZATION # 29098  
 1003 SOUTH ALEXANDER ST, SUITE # 5  
 PLANT CITY, FLORIDA 33563  
 OFFICE Ph : (813) 752-7078 ext 222  
 Email: robroberts.egi@gmail.com

**PLAN FOR:**  
**ORBE CONSTRUCTION INC**  
 1124 S HARTSELL AVE  
 LAKELAND FL 33803

**ELEVATIONS PLAN**

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**DRAWING No.**  
 22-10008

**DATE:**  
 OCT 2023

**SCALE:**  
 1/4" = 1'

**SHEET:**  
 4

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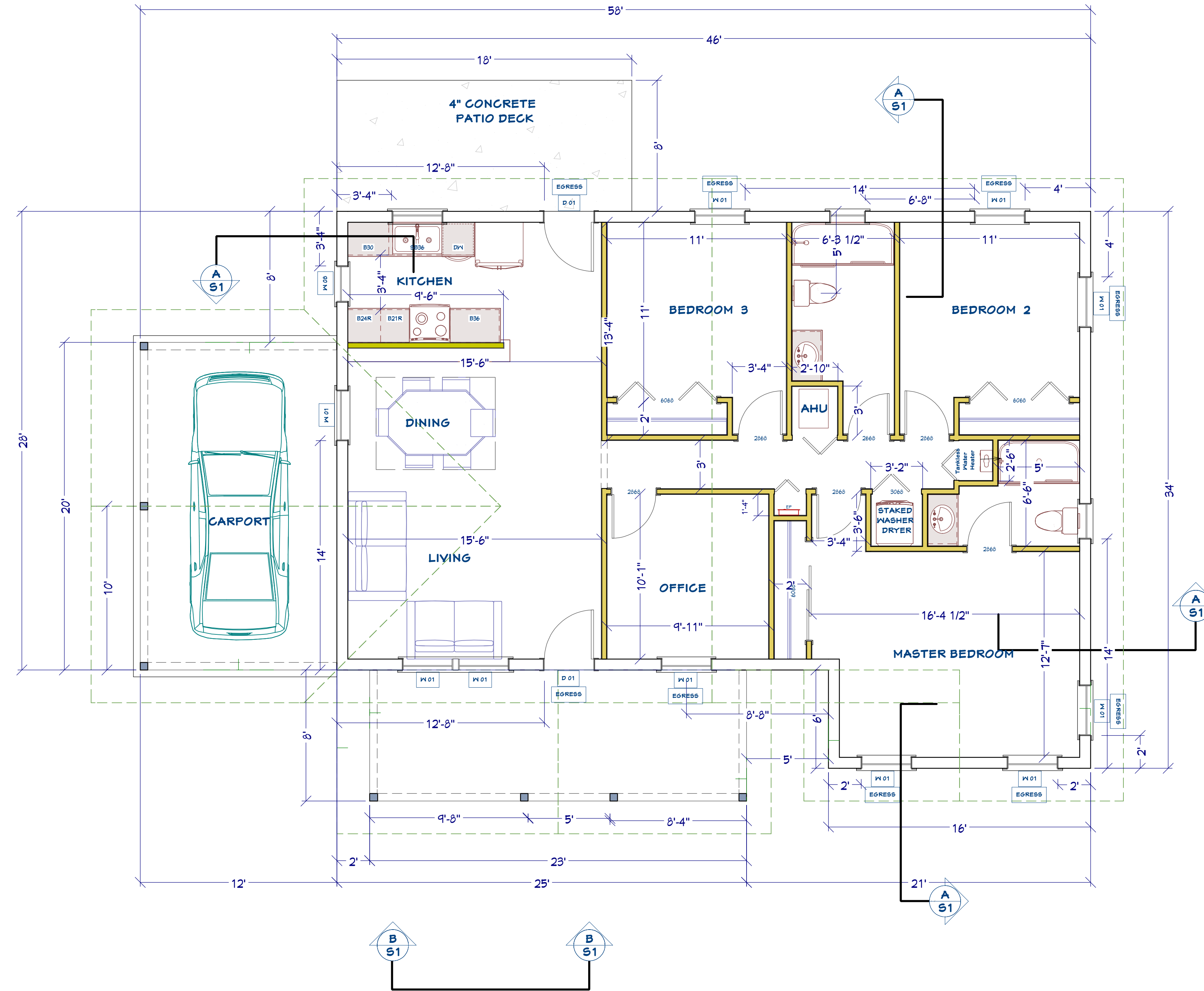
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DOOR SCHEDULE		
D 01	3' 0" X 6' 8"	EXT. HINGED DOOR *E
NOMINAL PRESSURE		+40 -40
D 02	2' 8" X 6' 8"	INT. HINGED DOOR
D 03	2' 6" X 6' 8"	INT. HINGED DOOR
D 04	3' 0" X 6' 8"	INT. HINGED DOOR
D 05	2' 6" X 6' 8"	INT. PKD DOOR
D 06	2' 6" X 6' 8"	BI FOLD DOOR

WINDOWS SCHEDULE		
W 01	37" X 63"	SINGLE HUNG *E
NOMINAL PRESSURE		+50 -50
W 02	37" X 50 5/8"	SINGLE HUNG
NOMINAL PRESSURE		+50 -50
W 03	52" X 63"	SINGLE HUNG
NOMINAL PRESSURE		+50 -50
W 04	53 1/8" X 38 3/8"	SINGLE HUNG
NOMINAL PRESSURE		+50 -50
W 05	37" X 65"	PASS THROUGH OPENING
W 06	37" X 38 3/8"	SINGLE HUNG
NOMINAL PRESSURE		+50 -50
W 07	26" X 26"	SINGLE HUNG (OPAQUE)
NOMINAL PRESSURE		+50 -50
W 08	26" X 63"	SINGLE HUNG
NOMINAL PRESSURE		+50 -50

ZONING LEGEND	
ZONING: SINGLE FAMILY	
MAIN HOUSE	
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FRONT PORCH	184 sqft
CARPORT	240 sqft
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## FLOOR PLAN

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DRAWING No.	DATE:
22-10008	OCT 2023

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**HISTORIC PRESERVATION BOARD  
DESIGN REVIEW COMMITTEE  
STAFF REPORT  
October 26, 2023**

<b>Project #</b>	<b>HPB23-185</b>
<b>Project Type</b>	<b>Garage Addition/Accessory Dwelling Unit</b>
<b>Property Address</b>	<b>1928 Shawnee Trail</b>
<b>Historic District; FMSF#</b>	<b>Beacon Hill Historic District; PO2683 BH#59</b>
<b>Owner/Applicant</b>	<b>Hunter and Sally Short / Daniel Fowler, Architect</b>
<b>Zoning; Context District; Future Land Use; SPI</b>	<b>RA-1; Residential Medium; Urban Neighborhood; N/A</b>
<b>Existing Use</b>	<b>Residential</b>
<b>Adjacent Properties</b>	<b>Residential</b>
<b>Previous Approvals</b>	<b>N/A</b>

**REQUEST**

The Applicant requests Final Approval to construct an Accessory Dwelling Unit (“ADU”) addition on top of the existing one-story, detached garage in the rear yard of the subject property.

**SUMMARY OF BACKGROUND INFORMATION**

The subject property consists of one interior lot of record (Beacon Hill Subdivision, Block 1, Lots 17 less north 25 feet of Lot 18) consisting of 0.27 acres. On the property is a two-story single-family house, constructed circa 1926 in the Mediterranean Revival architectural style, and is a contributing building in the Beacon Hill Historic District. According to the Polk County Property Appraiser’s office, the total living area of this house is 2,376 square feet.

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

<b>Scope</b>	<b>Material</b>
Exterior Cladding	Stucco with texture and paint color to match existing garage
Windows	Vinyl single-hung sash windows in a six-over-six lite configuration; detailing will match existing garage with projected sill.
Doors	Fiberglass 10 lite French doors
Roof	Asphalt shingles, 6/12 pitch; trellis roof will be corrugated metal
Fascia/Soffit	Fiber cement fascia and soffit
Stairs/Balcony	Painted wood stairs and trellis

The site plan submitted for this request shows building setbacks that meet the requirements set forth in the City's Land Development Code. This ADU proposal was approved by the Planning and Zoning Board at their meeting on October 17, 2023 (ADU23-012).

**APPLICABLE GUIDELINES:**

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*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:**

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

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

**STAFF RECOMMENDATION:**

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Final Approval of the request with the following conditions:

1. Windows:

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

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





1928









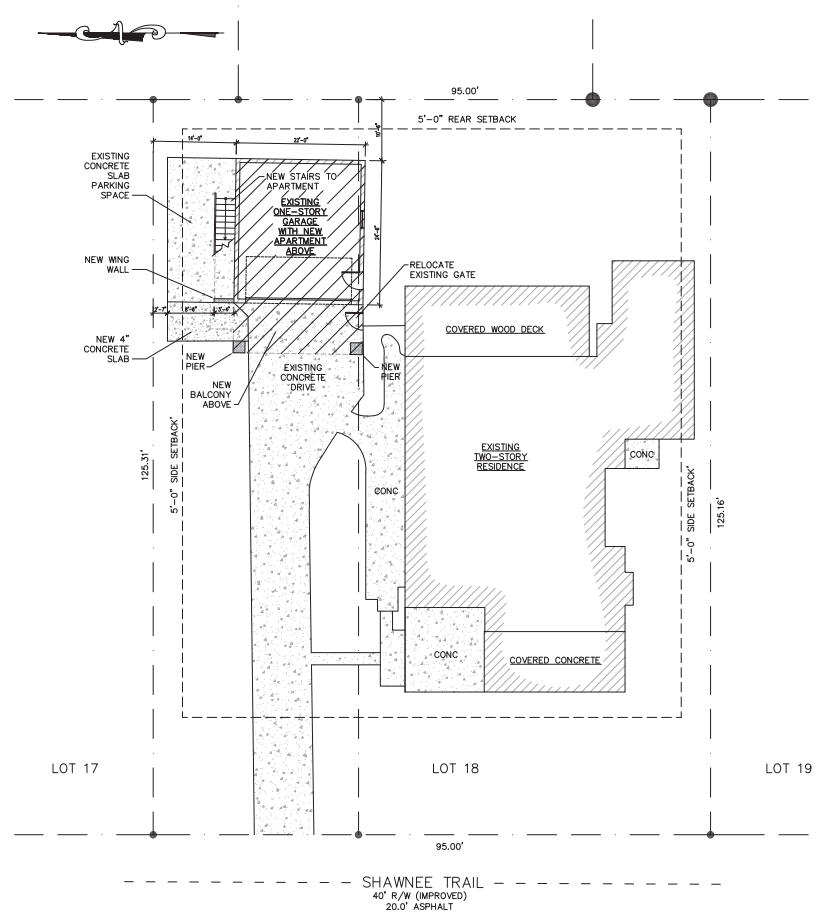








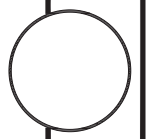




**A** PROPOSED SITE PLAN  
SCALE: 1" = 10' - 0"

**LEGAL DESCRIPTION**  
LOT 17, LESS THE NORTH 25 FEET AND LOT 18, BLOCK L, BEACON HILL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FL, COMMUNITY NUMBER: 120267 PANEL: 0315 SUFFIX: 0 F.I.R.M. DATE: 12/22/2016 FLOOD ZONE: X

**AREA CALCULATIONS**  
EXISTING GARAGE AREA: 542 SQ FT  
NEW 2ND LEVEL LIVING AREA: 542 SQ FT  
TOTAL UNDER ROOF: 1084 SQ FT



**daniel fowler ARCHITECT LLC**  
2621 Berkeley Avenue Lakeland Florida 33803  
overarchitect@gmail.com 863.670.5133  
Lic: AR0010996

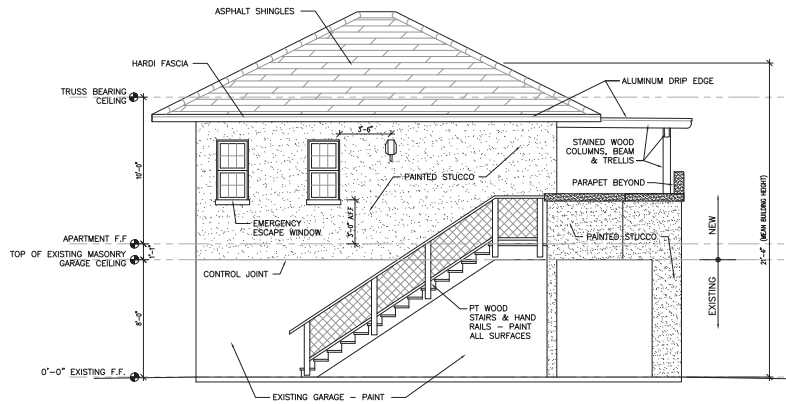
REVISIONS
1.
2.
3.
4.

RENOVATIONS FOR:  
**GARAGE APARTMENT**  
1928 SHAWNEE TRAIL, LAKELAND, FL 33803  
**PROPOSED SITE PLAN**

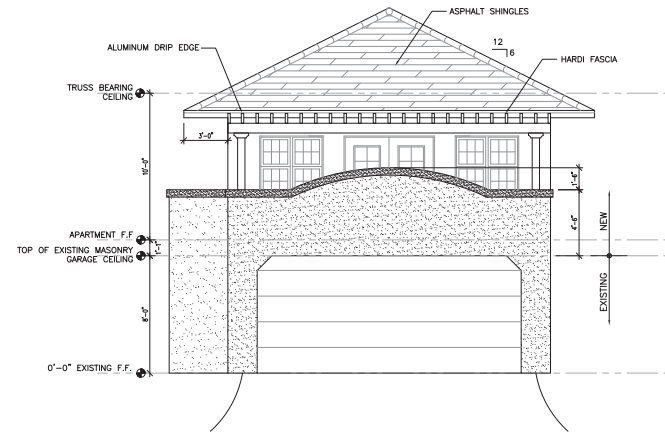
SCALE: AS NOTED  
DRAWN BY: T.L.G.  
SHEET:

**S1.0**

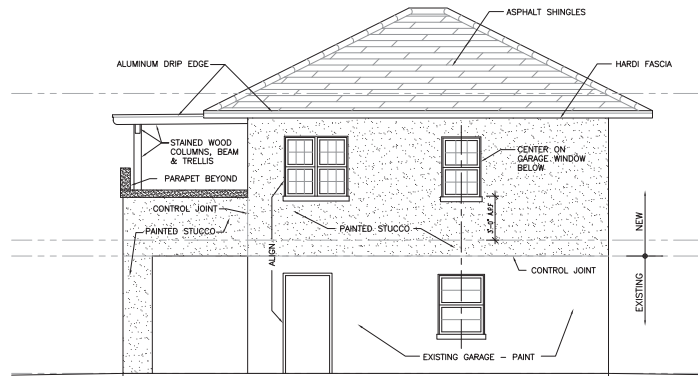
DATE: 10/2/2023



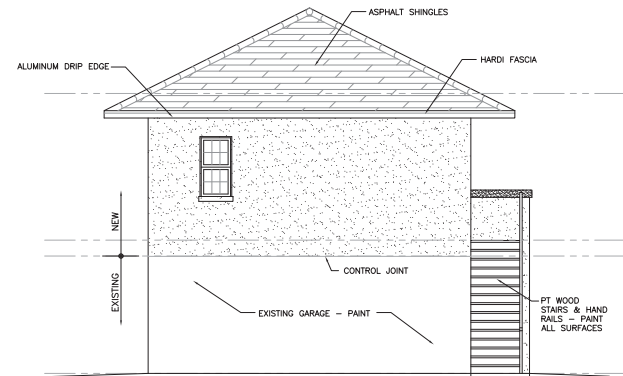
② NORTH ELEVATION  
SCALE: 1/4" = 1' - 0"



① WEST ELEVATION  
SCALE: 1/4" = 1' - 0"



③ SOUTH ELEVATION  
SCALE: 1/4" = 1' - 0"



④ EAST ELEVATION  
SCALE: 1/4" = 1' - 0"

daniel fowler ARCHITECT LLC  
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Lic: AR0010996

REVISIONS
1.
2.
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4.

RENOVATIONS FOR:  
**GARAGE APARTMENT**  
1928 SHAWNEE TRAIL, LAKELAND, FL 33803

SCALE: AS NOTED  
DRAWN BY: T.L.G.  
SHEET:

**A2.0**

DATE: 10/2/2023





**HISTORIC PRESERVATION BOARD  
DESIGN REVIEW COMMITTEE  
STAFF REPORT  
October 26, 2023**

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

**REQUEST**

The Applicant requests approval to replace all existing vinyl siding with HardiePlank lap siding.

**SUMMARY OF BACKGROUND INFORMATION**

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

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

**APPLICABLE GUIDELINES:**

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

The following *Standards* apply to this request:

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

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

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



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

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

The following *Design Guidelines* apply to this project:

Chapter 6 Exterior Architectural Features: Alteration and Maintenance

Sub-Chapter 6.5 Siding and Exterior Wall Cladding.

Wood Siding:

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

## **ANALYSIS:**

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

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

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

## **STAFF RECOMMENDATION:**

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Final approval of the request with the following conditions:

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

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





544



















**HISTORIC PRESERVATION BOARD  
DESIGN REVIEW COMMITTEE  
STAFF REPORT  
October 26, 2023**

<b>Project #</b>	<b>HPB22-089</b>
<b>Project Type</b>	<b>Amendment to Approved Certificate of Review – New Construction of a Single-Family House</b>
<b>Property Address; Historic Name</b>	<b>413 W. Maxwell Street; N/A</b>
<b>Owner/Applicant</b>	<b>DV Development LLC / Mr. Barrett Sathianathan, MDM Services Inc.</b>
<b>Historic District; FMSF#</b>	<b>Beacon Hill Historic District; N/A</b>
<b>Zoning; Context District; Future Land Use</b>	<b>RA-1; Urban Neighborhood Context District; Residential Medium (RM)</b>
<b>Existing Use</b>	<b>Residential</b>
<b>Adjacent Properties</b>	<b>Residential</b>
<b>Previous Approvals</b>	<b>New Construction of a Single-Family House, 5/26/2022</b>

**REQUEST**

The Applicant requests approval to amend the design of the new single-family house to be constructed on the subject property.

**SUMMARY OF BACKGROUND INFORMATION**

The subject property is an interior urban lot (Alta Vista Subdivision, Block B, Lot 24) consisting of 0.21 acres, which is undeveloped.

The original proposal for new construction on the subject property was a two-story house featuring a modern interpretation of the Frame Vernacular style, combined with Colonial Revival architectural elements, in a symmetrical composition. The design featured a side-gabled metal roof with exposed rafter tails, a hipped-roofed front porch supported by square columns, and Colonial Revival-style windows with varied lite configurations. The original house consisted of 3,344 square feet of living area.

The amended proposal requests to revise the design to incorporate Tudor Revival stylistic elements, including an asymmetrical composition, a two-story gabled ell on the front elevation and a front porch featuring an arched entryway and door. Windows with Colonial Revival-style lite configurations remain similar to the original proposal. Changes to the exterior materials include: over-grouted white brick on Tudor Revival architectural elements and foundation; architectural shingle roofing on the primary roof of the house and garage; and 5V metal crimp roofing only on the roof of the front porch and one-story section at the rear of the house. The total living area of the redesigned house is 3,204 square feet.

A detached, two-car garage with a side-gabled roof was and still is proposed. Like the previous request, the garage complements the design and materials of the house and is located at the rear northwest corner of the lot. However, the current request proposes an increase in area of the garage, from 760 square feet to 800 square feet, and the revised garage design features one double-car width garage door and one single-car width garage door, in addition to a side entry door.

The site plan for the new house shows orientation of the front facade towards West Maxwell Street. Building setbacks as proposed for both the house and detached garage are mostly consistent with the Land Development Code’s Urban Form Standards; however, the front building setback of 14 feet, 7 inches will need to be increased

to 15 feet to meet these standards. A concrete drive ten feet in width is proposed along the west side of the property connecting West Maxwell Street with the detached garage at the rear of the property.

**APPLICABLE GUIDELINES:**

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*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 #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 4.6: New Residential/Infill Construction, pages 71 to 91.

- The scale and massing of the new building, including its fenestration, roof height and shape, and elevation should be consistent with surrounding contributing buildings.
- Building Form – the front façade of buildings should be closely aligned with other buildings on the block to maintain a uniform setback; consistent spacing of buildings maintains rhythm of historic neighborhood development pattern; the height-to-width ratio of street facing façade should be compatible with adjacent buildings.
- Orientation of new buildings should be toward the primary road and building setbacks should reflect traditional siting dimensions.
- Materials should respect adjacent historic buildings.
- Details and ornamentation should reflect those of surrounding buildings.
- Window material, style, size, and trim should be consistent with historic windows and include dimensional mullions and exterior muntins, if applicable.
- Doors should be of an appropriate design reflective of the architectural style of the building.
- Roof design and details should reflect those of surrounding buildings
- Colors should complement surrounding buildings.

**ANALYSIS:**

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The Beacon Hill Historic District features a variety of diverse architectural styles, both historic and modern. Staff finds that the design of the proposed new house is differentiated from, but compatible with contributing houses and will not adversely affect the historic integrity of the Beacon Hill Historic District, per the Standards.

Staff also finds the scale of building elements and massing of the proposed house and detached garage to be consistent with the Design Guidelines, as well as with contributing buildings in the Beacon Hill Historic District. Additionally, both new buildings are oriented correctly and are compatible with the formal massing and placement of surrounding contributing buildings. The design of the proposed new house, which reflects both Frame Vernacular and Tudor Revival styles, compatibly fits within with the diversity of styles found in Beacon Hill. Details

such as the gabled and hipped roof forms, building composition, and fenestration proportions reflect traditional residential design, while the lapped siding and corner boards reflect the Frame Vernacular architectural style. The steep roof form, gabled ell, entryway arch, and arched door are features indicative of the Tudor Revival architectural style. Staff finds that the existing and new materials as proposed are also consistent with the Design Guidelines.

Finally, the proposed house, detached garage, and driveway is consistent with the LDC Urban Form Standards in terms of placement on the lot, dimensions, and most building setbacks, as applicable to the subject property's RA-1 zoning. According to the Urban Form Standards, the house must be setback a minimum of 15 feet from the front (south) property line. However, given that the average front setback of houses adjacent to the subject property is 30 feet, staff recommends increasing the front setback of the proposed house to at least 28 feet, which is the setback of the houses at 405 and 407 W. Maxwell Street, east of the subject property.

#### **STAFF RECOMMENDATION:**

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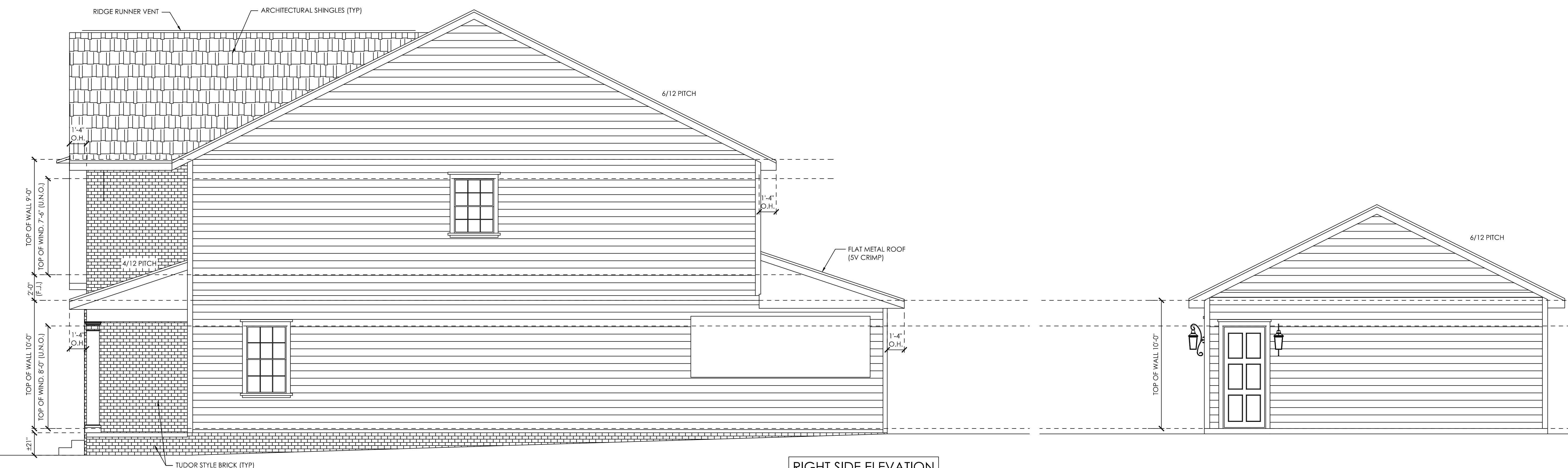
Final approval of the request with the following conditions, to be reviewed and approved at staff level prior to building permitting:

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

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





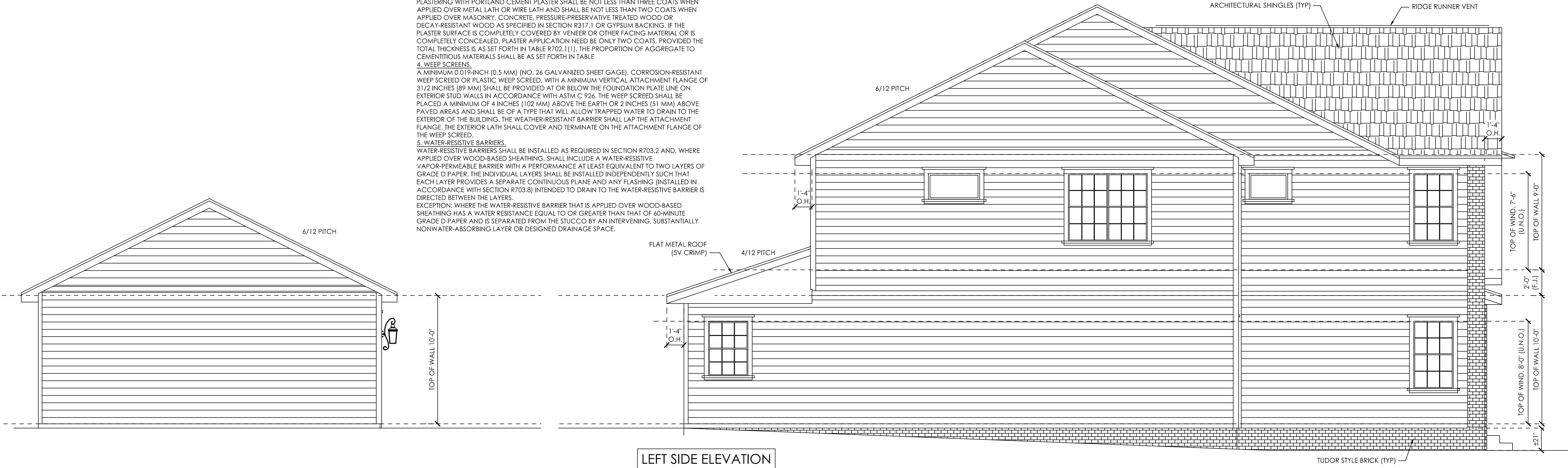


RIGHT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"

1/4" = 1'-0"

**EXTERIOR LATH, WEEP, & WATER RESISTIVE BARRIER NOTES:**

- EXTERIOR PLASTER:**  
INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C 926 AND ASTM C 1063 AND THE PROVISIONS OF THIS CODE.
- LATH:**  
ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 1-1/2" LONG (22.2 MM), 16 GAGE STAPLES, SPACED AT NO MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED.
- PLASTER:**  
PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FINISHING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1), THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE
- WEEP SCREENS:**  
A MINIMUM 0.019-INCH (0.5 MM) [NO. 26 GALVANIZED SHEET GAGE], CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.
- WATER-RESISTIVE BARRIERS:**  
WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.8) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.  
EXCEPTION: WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60-MINUTE GRADE D PAPER AND IS SEPARATED FROM THE STUCCO BY AN INTERVENING, SUBSTANTIALLY NONWATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.



LEFT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"

1/4" = 1'-0"

CLIENT:  
**MDM SERVICES, INC.**  
engineering • environmental • construction  
1055 KATHLEEN ROAD, LAKE LAND, FLORIDA 33805  
Phone: (863) 646-9130  
2151 W. HILLSBORO BOULEVARD, SUITE 401  
DEERFIELD BEACH, FLORIDA 33442  
Phone: (954) 427-3076  
CA #2738-E

DESIGN TEAM TITLE:  
**MDM SERVICES, INC.**  
engineering • environmental • construction  
1055 KATHLEEN ROAD, LAKE LAND, FLORIDA 33805  
Phone: (863) 646-9130  
2151 W. HILLSBORO BOULEVARD, SUITE 401  
DEERFIELD BEACH, FLORIDA 33442  
Phone: (954) 427-3076  
CA #2738-E

NO.	DATE	REVISION DESCRIPTION
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MICHAEL ROBINSON  
FLORIDA P.E., REG # 28317

**4596 SQ. FT.**

SITE DESIGNATIONS:  
**413 WEST MAXWELL STREET,  
LAKE LAND,  
FLORIDA 33803**

SCALE: AS NOTED	MDM JOB # C2110
DATE: 09-18-2023	
DESIGNED BY:	
DRAWN BY: TE	FILE NAME:
CHECKED BY: PH	C2110 Maxwell St House.dwg

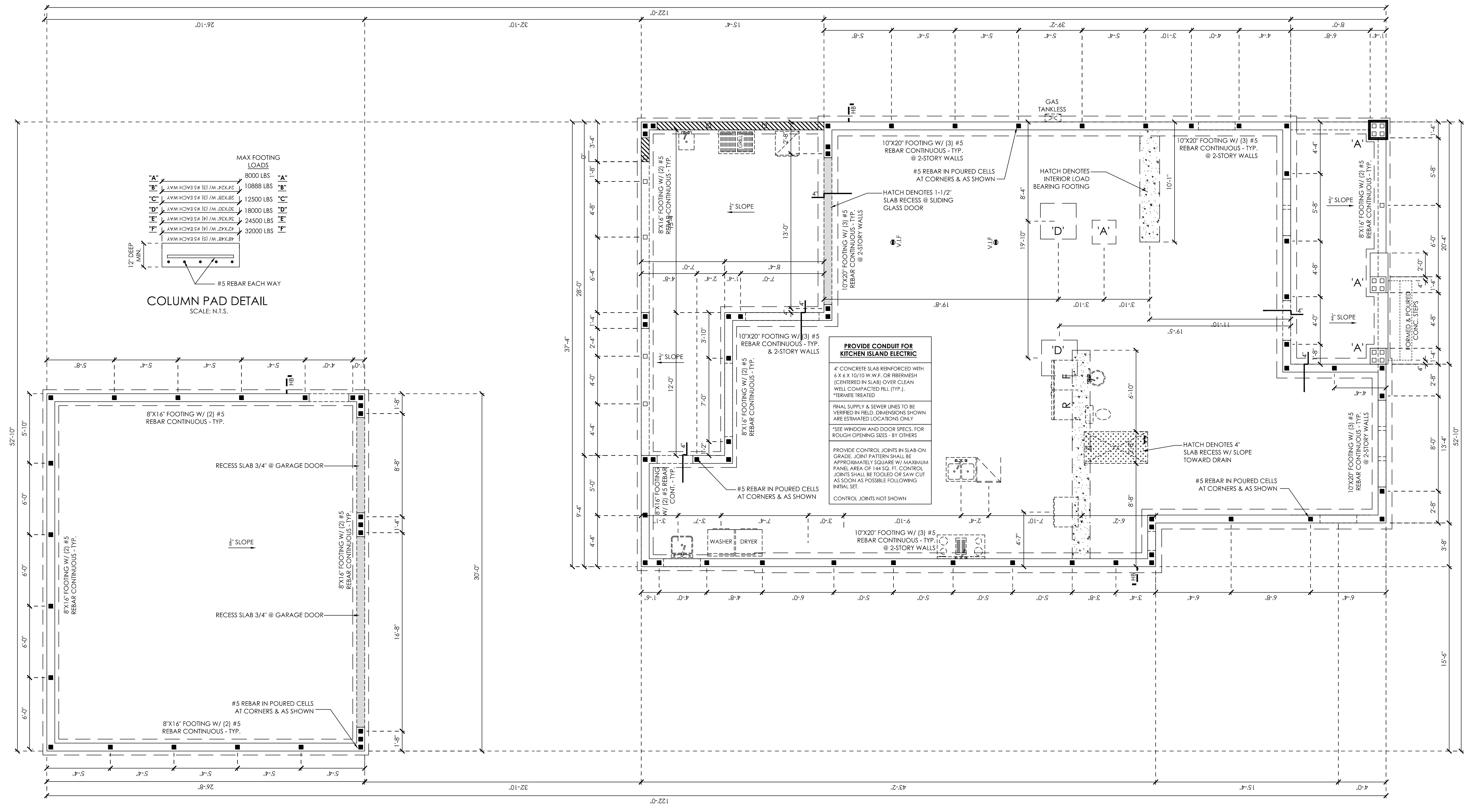
DRAWING TITLE:  
**ELEVATIONS  
RIGHT & LEFT**

SHEET NO.:  
**2**









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

NO.	DATE	REVISION DESCRIPTION

MICHAEL ROBINSON  
FLORIDA P.E. REG # 28317

**4596 SQ. FT.**

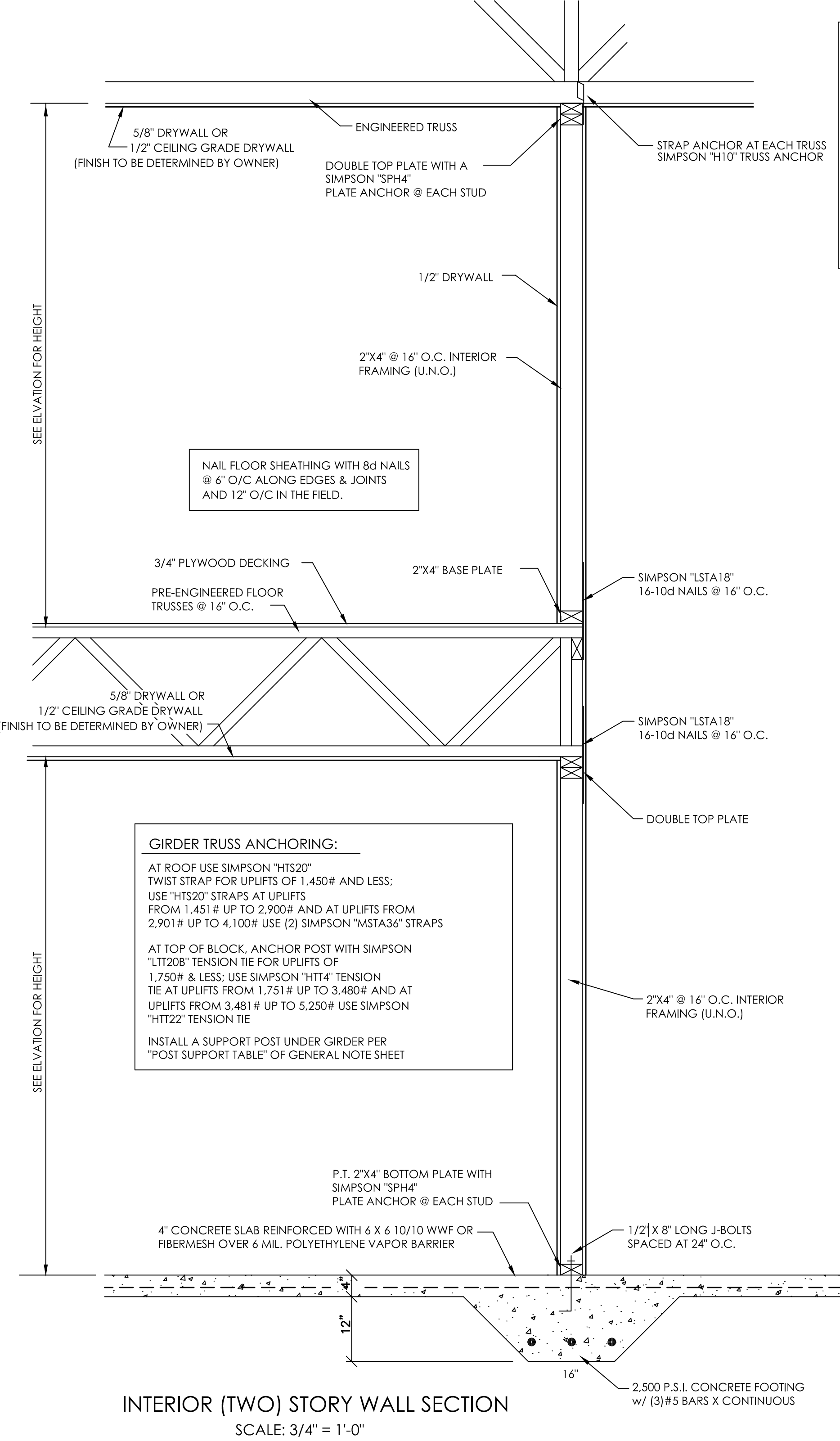
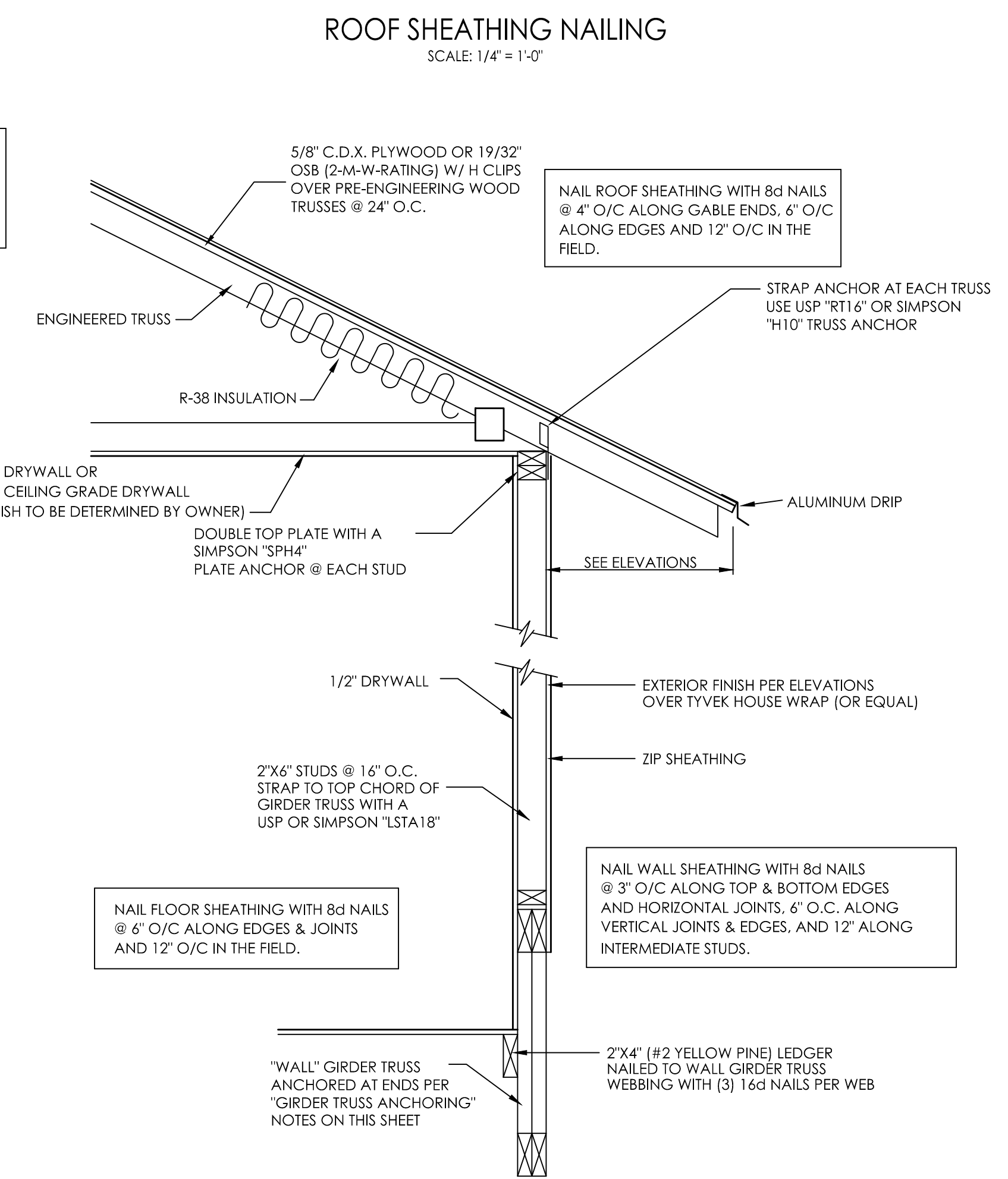
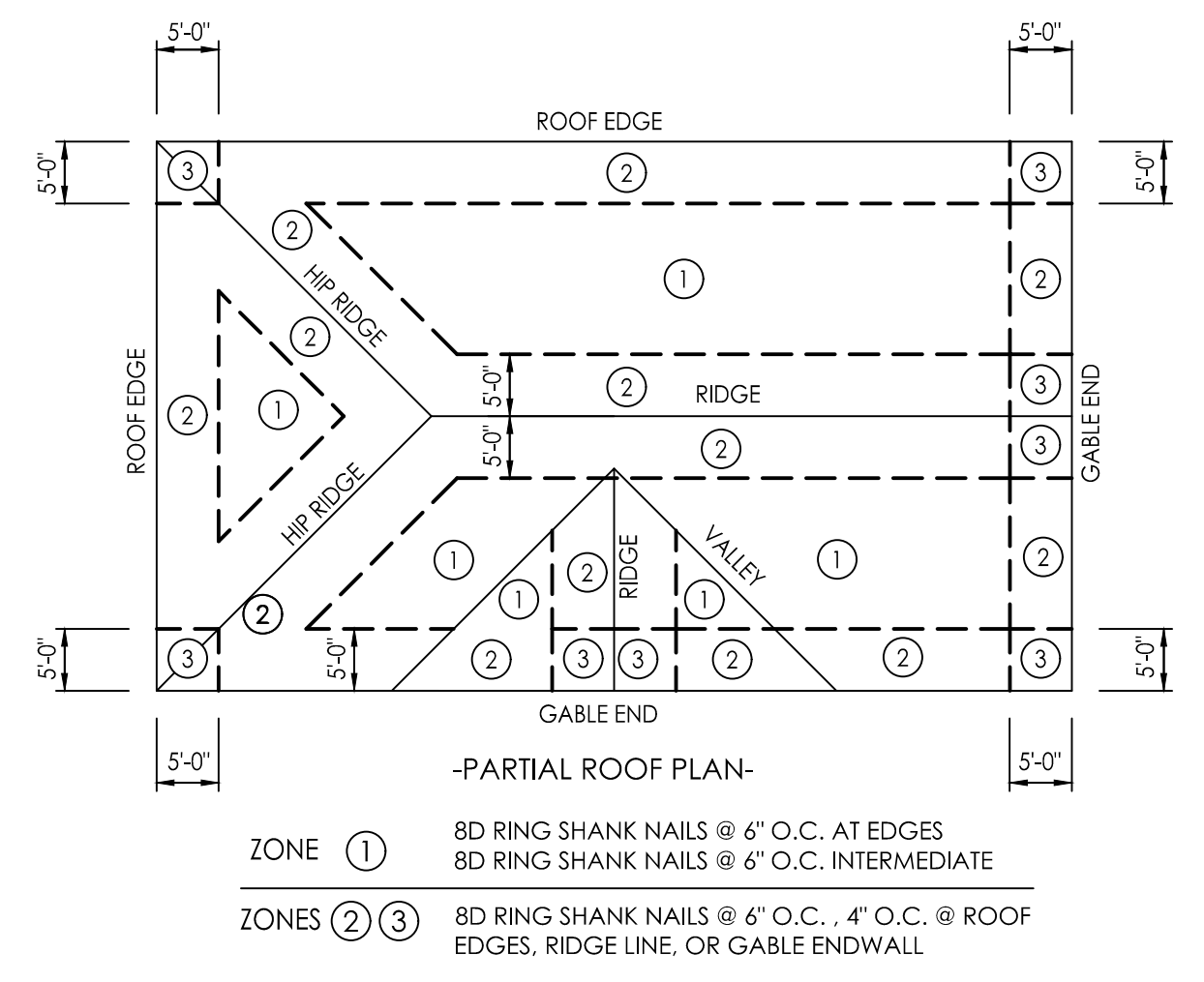
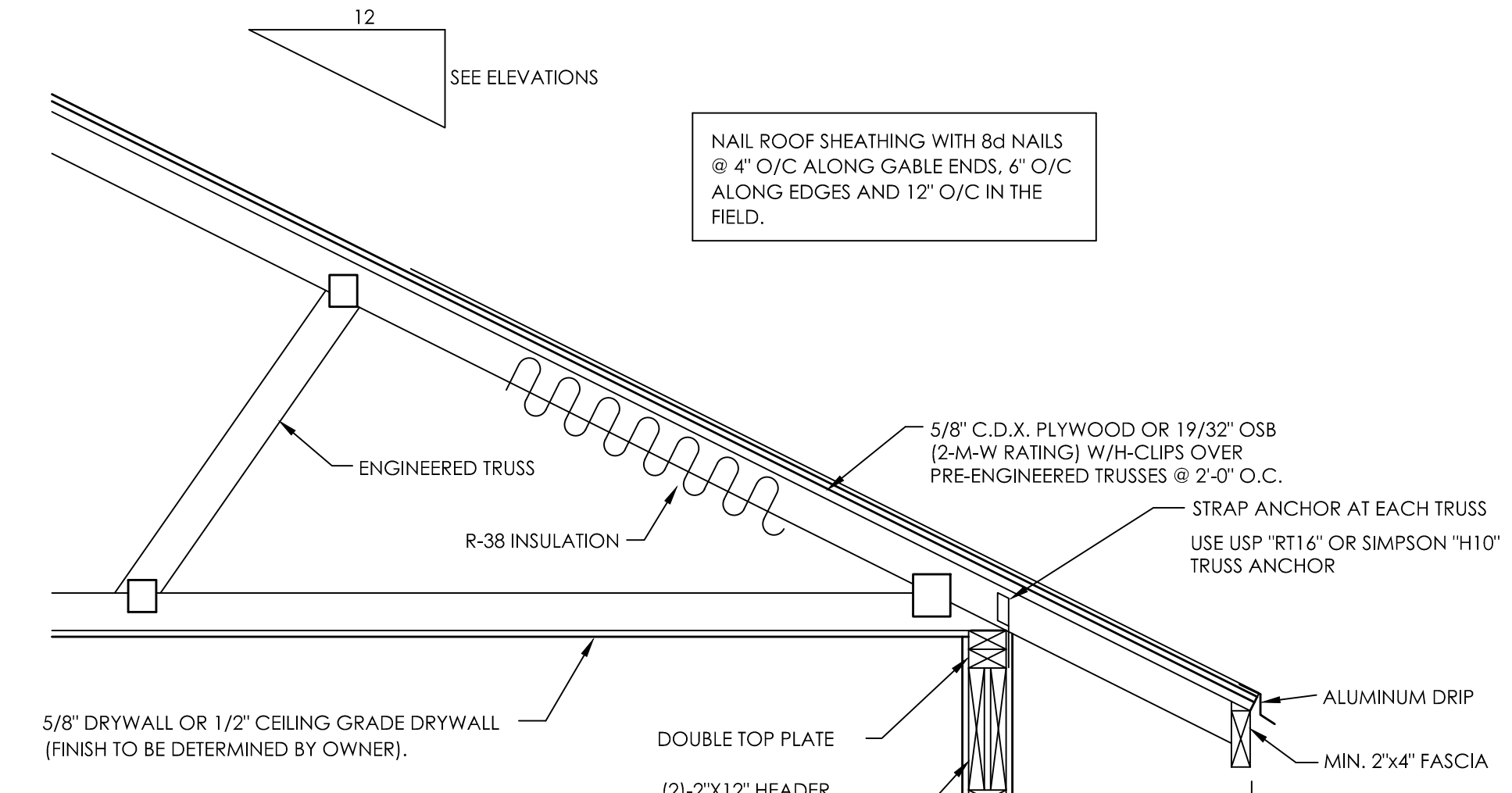
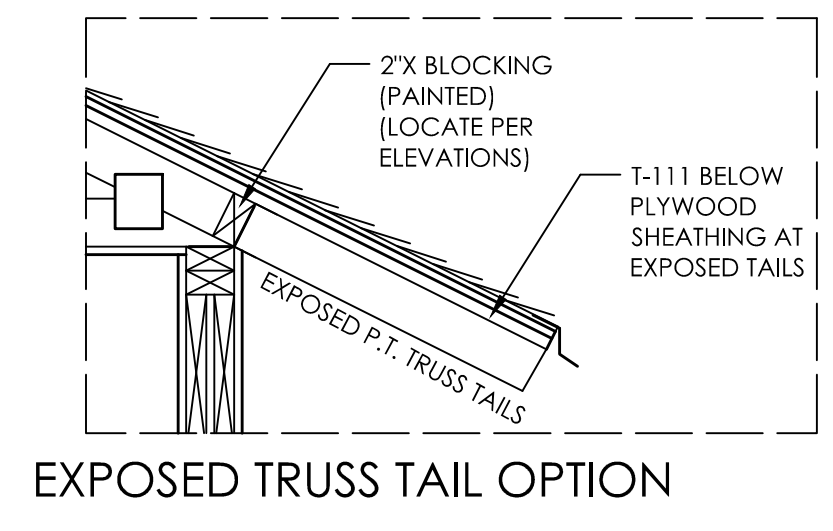
SITE DESIGNATIONS:

**413 WEST MAXWELL STREET, LAKELAND, FLORIDA 33803**

SCALE: AS NOTED	MDM JOB # C2110
DATE: 09-18-2023	
DESIGNED BY:	
DRAWN BY: TE	FILE NAME:
CHECKED BY: PH	C2110 Maxwell St House.dwg

DRAWING TITLE:  
**FOUNDATION PLAN**





**GIRDER TRUSS ANCHORING:**

AT ROOF USE SIMPSON "HTS20" TWIST STRAP FOR UPLIFTS OF 1,450# AND LESS; USE "HTS20" STRAPS AT UPLIFTS FROM 1,451# UP TO 2,900# AND AT UPLIFTS FROM 2,901# UP TO 4,100# USE (2) SIMPSON "MSTA36" STRAPS

AT TOP OF BLOCK, ANCHOR POST WITH SIMPSON "LTT20B" TENSION TIE FOR UPLIFTS OF 1,750# & LESS; USE SIMPSON "HT4" TENSION TIE AT UPLIFTS FROM 1,751# UP TO 3,480# AND AT UPLIFTS FROM 3,481# UP TO 5,250# USE SIMPSON "HTT22" TENSION TIE

INSTALL A SUPPORT POST UNDER GIRDER PER "POST SUPPORT TABLE" OF GENERAL NOTE SHEET

**NAIL FLOOR SHEATHING WITH 8d NAILS @ 6" O/C ALONG EDGES & JOINTS AND 12" O/C IN THE FIELD.**

3/4" PLYWOOD DECKING  
2"X6" BASE PLATE  
PRE-ENGINEERED FLOOR TRUSSES @ 16" O.C.

5/8" DRYWALL OR 1/2" CEILING GRADE DRYWALL (FINISH TO BE DETERMINED BY OWNER)

1"X8" P.T. NAILING STRIP OVER ALL WINDOWS AND DOORS EXTENDING A MINIMUM OF 12" ON BOTH SIDES  
SINGLE COURSE LINTEL OVER ALL OPENINGS w/ (1) #5 BAR FILLED w/ 2,500 PSI CONCRETE

**8" MASONRY WALL WITH #5 REBAR IN FILLED CELLS. HOOK TOP OF REBAR INTO BEAM (SEE FOUNDATION PLAN FOR LOCATION OF POURED CELLS).**

INTERIOR FINISH SHALL BE 1/2" DRYWALL OVER RIGID INSULATION BOARD AND 1" X 2" P.T. FURRING STRIPS @ 16" O.C.

P.T. NAILING STRIP  
WINDOW SILL  
STUCCO FINISH

MINIMUM 12"  
FINISHED GRADE

"WALL" GIRDER TRUSS ANCHORED AT ENDS PER "GIRDER TRUSS ANCHORING" NOTES ON THIS SHEET

2,500 P.S.I. CONCRETE FOOTING w/ (3) #5 BARS X CONTINUOUS

1/2" X 8" LONG J-BOLTS SPACED AT 24" O.C.

P.T. 2"X4" BOTTOM PLATE WITH SIMPSON "SPH4" PLATE ANCHOR @ EACH STUD

4" CONCRETE SLAB REINFORCED WITH 6 X 6 10/10 WWF OR FIBERMESH OVER 6 MIL. POLYETHYLENE VAPOR BARRIER

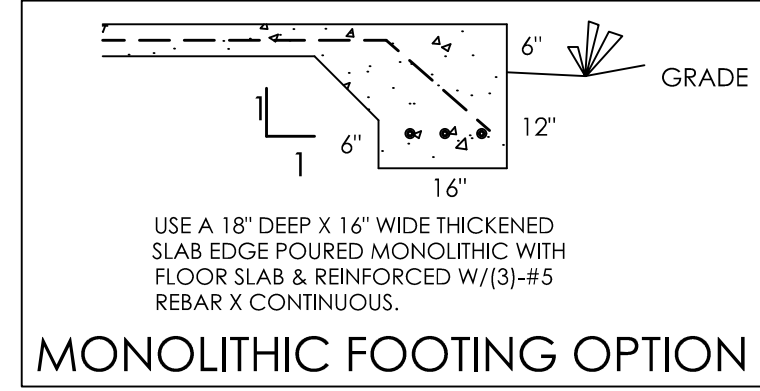
DOUBLE TOP PLATE

2"X4" @ 16" O.C. INTERIOR FRAMING (U.N.O.)

**EXTERIOR (TWO) STORY WALL SECTION**  
SCALE: 3/4" = 1'-0"

NOTE: BOTTOM OF FOOTING SHALL BE A MINIMUM OF 12" BELOW "UNDISTURBED" GRADE OR SOIL COMPACTION TESTING WILL BE REQUIRED.

SEE FOUNDATION PLAN FOR CONTINUOUS FOUNDATION SIZE



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NO.	DATE	REVISION DESCRIPTION

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FLORIDA P.E. REG # 28317

**4596 SQ. FT.**

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**SECTIONS & DETAILS**

SHEET NO:  
**12**



WINDOWS - IMPACT			
PRODUCT CATEGORY	DESCRIPTION	MANUFACTURER	PA#
WINDOW	36X72 FIN FRAME	MI WINDOWS AND DOORS	15350.6
WINDOW	36X84 FIN/FLANGE FRAME	MI WINDOWS AND DOORS	17499.1
WINDOW	73X62 FIN FRAME	MI WINDOWS AND DOORS	15351.3
WINDOW	FIXED/FIN FRAME	LAWSON	15429.3
WINDOW	FIXED/FLANGE FRAME	LAWSON	15429.2
WINDOW	VINYL FIXED	PLY GEM	16104.2
WINDOW	GLIDING DOOR FIXED LITE 53X99	JELDWEN	10338.2
WINDOW	FLANGE FRAME HORIZONTAL ROLLING	LAWSON	15428.3
WINDOW	ALUMINUM CASEMENT PICTURE	PGT INDUSTRIES	243.2
WINDOW	HORIZONTAL SLIDER 96X48	VIWINCO	15577.1
WINDOW	VINYL SINGLE HUNG	PLY GEM	16103.2
WINDOW	VINYL SINGLE HUNG	PGT INDUSTRIES	239.2
WINDOW	1X3/1X4 TUBE MULLION	JELDWEN	11870.1
WINDOW	ALUMINUM TUBE MULLION	LAWSON	15532.1
WINDOW	HORIZONTAL ALUMINUM MULLION	MI WINDOWS AND DOORS	15353.1
WINDOW	VERTICAL ALUMINUM MULLION	MI WINDOWS AND DOORS	15353.2
WINDOW	HORIZONTAL WITH TRANSOM MULLION	MI WINDOWS AND DOORS	18504.1
WINDOW	ALUMINUM MULLION	PGT INDUSTRIES	261.1

DOORS - NON IMPACT			
PRODUCT CATEGORY	DESCRIPTION	MANUFACTURER	PA#
EXTERIOR DOOR	6X8 FULL LITE 2 DOOR FOLDING DOOR	JELDWEN	10963.1
EXTERIOR DOOR	ROLL UP GARAGE EXT DOOR ASSEM	OVERHEAD	742.1
EXTERIOR DOOR	SINGLE CAR 9' SECT. GARAGE DOOR	CLOPAY	15279.37
EXTERIOR DOOR	SINGLE CAR 9' SECT. GARAGE DOOR	CLOPAY	15279.85
EXTERIOR DOOR	16WX14H SECT. GARAGE DOOR	OVERHEAD	14170.3
EXTERIOR DOOR	SLIDING GLASS EXT DOOR	PLY GEM	14634.1
EXTERIOR DOOR	ALUMINUM SLIDING DOOR 96X96	MI WINDOWS AND DOORS	15332.4
EXTERIOR DOOR	ALUMINUM SLIDING DOOR 143X96	MI WINDOWS AND DOORS	15332.5
EXTERIOR DOOR	ALUMINUM SLIDING GLASS DOOR	MI WINDOWS AND DOORS	22401.1
EXTERIOR DOOR	FINLESS AND FLANGE SLIDING GLASS DOOR	MI WINDOWS AND DOORS	28291.1
EXTERIOR DOOR	ALUMINUM SWINGING ENTRANCE DOOR	CORAL INDUSTRIES	7124.1
EXTERIOR DOOR	8' FIBERGLASS DBL DOOR-IN/OUT SWING	PLAST PRO	15220.14
EXTERIOR DOOR	8' FIBERGLASS DBL DOOR/SIDELITES	PLAST PRO	15220.15
EXTERIOR DOOR	6'8" FIBERGLASS SGL DOOR IN/OUT SWING	THERMA-TRU	20461.1
EXTERIOR DOOR	6'8" FIBRGLASS SGL DOOR W/ SIDELITES	THERMA-TRU	20461.2
EXTERIOR DOOR	6'8" FIBERGLASS DBL W/WO SIDELITES	THERMA-TRU	20461.3
EXTERIOR DOOR	6'8" FIBERGLASS DBL W/WO SIDELITES	THERMA-TRU	20461.11
EXTERIOR DOOR	8' FIBERGLASS DBL DOOR W/WO SIDELITES	THERMA-TRU	20461.8

MISCELLANEOUS			
PRODUCT CATEGORY	DESCRIPTION	MANUFACTURER	PA#
SKY LIGHTS	IMPACT SKY LIGHT	VELUX AMERICA	13300.3
SKY LIGHTS	NON IMPACT SKY LIGHT	VELUX AMERICA	13300.1
SHUTTERS	STORM PANELS FOR DOORS /SIDELITES	DIVERSIFIED WINDOW SOLUT.	5580.1
SHUTTERS	CORRUGATED STORM PANELS	GLOBAL PROTECTION	15076.2
FLOOD VENT	FLOOD VENT	SMART VENT	5822.1

SIDING			
PRODUCT CATEGORY	DESCRIPTION	MANUFACTURER	PA#
PANEL WALLS	ADHERRED MASONRY VENEER	BORAL STONE	15047.1
PANEL WALLS	ALUM/STEEL/FINYL/POLY SIDING	PLYGEM	32869.1
PANEL WALLS	5/8" FIBER CEMENT LAP SIDING	JAMES HARDIE	10477.1

WINDOWS - NON IMPACT			
PRODUCT CATEGORY	DESCRIPTION	MANUFACTURER	PA#
WINDOW	40X74 FINLESS FRAME CASEMENT	MI WINDOWS AND DOORS	15350.1
WINDOW	73X61 FIXED	MI WINDOWS AND DOORS	15349.3
WINDOW	73X72 FIXED	MI WINDOWS AND DOORS	15349.1
WINDOW	FIXED	PLY GEM	14434.1
WINDOW	FIXED	PLY GEM	14434.2
WINDOW	VINYL FIXED	PLY GEM	16104.1
WINDOW *	73X49.625 HORIZONTAL SLIDER	JELDWEN	16636.1
WINDOW	73X62 HORIZONTAL SLIDER	MI WINDOWS AND DOORS	15351.1
WINDOW	FLANGE FRAME HORIZONTAL ROLLING	LAWSON	15428.1
WINDOW	FIN FRAME HORIZONTAL ROLLING	LAWSON	15428.2
WINDOW	53X50 FINLESS FRAME	MI WINDOWS AND DOORS	13349.1
WINDOW	FLANGE FRAME/SINGLE HUNG	LAWSON	15412.1
WINDOW	FIN FRAME SINGLE HUNG	LAWSON	15412.2
WINDOW *	42X72 VINYL SINGLE HUNG	PELLA	11206.7
WINDOW	SINGLE HUNG	PLY GEM	14039.1
WINDOW	36X84 FIN/FLANGE SINGLE HUNG	MI WINDOWS AND DOORS	17499.3
WINDOW	VINYL SINGLE HUNG	PLY GEM	16103.1
WINDOW	SINGLE HUNG/INTEGRAL MULLED	PLY GEM	16100.1

DOORS - IMPACT			
PRODUCT CATEGORY	DESCRIPTION	MANUFACTURER	PA#
EXTERIOR DOOR	ROLL UP GARAGE EXT DOOR/SLAT	OVERHEAD	742.2
EXTERIOR DOOR	ROLLING FIRE DOOR	OVERHEAD	11305.2
EXTERIOR DOOR	9' STEEL PAN SGL CAR GARAGE DOOR	CLOPAY	15279.36
EXTERIOR DOOR	9'2X16' DBL CAR GARAGE DOOR	CLOPAY	15279.52
EXTERIOR DOOR	9'2X16' DBL CAR GARAGE DOOR	CLOPAY	15279.53
EXTERIOR DOOR	9'2X16' DBL CAR GARAGE DOOR	CLOPAY	15279.68
EXTERIOR DOOR	9'2X16' DBL CAR GARAGE DOOR	CLOPAY	15279.69
EXTERIOR DOOR	9' STEEL PAN SGL CAR GARAGE DOOR	CLOPAY	15279.84
EXTERIOR DOOR	9'2X16'2" DBL CAR GARAGE DOOR	CLOPAY	15279.101
EXTERIOR DOOR	9'2X16'2" DBL CAR GARAGE DOOR	CLOPAY	15279.102
EXTERIOR DOOR	16X14 GARAGE DOOR	OVERHEAD	14170.7
EXTERIOR DOOR	187X120 SLIDING GLASS DOOR	MI WINDOWS AND DOORS	28291.2
EXTERIOR DOOR	120/130/140 ALUM SLIDING GLASS DOOR	MI WINDOWS AND DOORS	22401.3
EXTERIOR DOOR	FIBERGLASS SGL W/ SIDELITES/ IN-OUT SWING	JELDWEN	16674.6
EXTERIOR DOOR	ALUMINUM FRENCH DOOR W/WO SIDELITES	PGT INDUSTRIES	253.1
EXTERIOR DOOR	6'8" FIBERGLASS SGL DOOR W/SIDELITES	PLAST PRO	15180.1
EXTERIOR DOOR	6'8" FIBERGLASS DBL DOOR W/WO SIDELITES	THERMA-TRU	20468.3
EXTERIOR DOOR	6'8" SINGLE DOOR IN/OUT SWING	THERMA-TRU	17540.1
EXTERIOR DOOR	6'8" FIBERGLASS SGL DOOR IN/OUT SWING	THERMA-TRU	20468.7
EXTERIOR DOOR	6'8" FIBERGLASS SGL DOOR W/SIDELITES	THERMA-TRU	20468.2
EXTERIOR DOOR	6'8" FIBERGLASS DBL DOOR W/WO SIDELITES	THERMA-TRU	20468.3
EXTERIOR DOOR	6'8" FIBERGLASS SGL DOOR IN/OUT SWING	THERMA-TRU	20468.1
EXTERIOR DOOR	6'8" FIBERGLASS SGL DOOR W/SIDELITES	THERMA-TRU	20468.8
EXTERIOR DOOR	6'8" FIBERGLASS DBL DOOR W/WO SIDELITES	THERMA-TRU	20468.9
EXTERIOR DOOR	8' FIBERGLASS DBL DOOR W/WO SIDELITES	THERMA-TRU	20468.12

STRUCTURAL COMPONENTS			
PRODUCT CATEGORY	DESCRIPTION	MANUFACTURER	PA#
STRUCTURAL COMPONENTS	ADJUSTABLE POST BASE	SIMPSON STRONG-TIE CO	10860.1
STRUCTURAL COMPONENTS	BOLTED DOWN DECK TIE	SIMPSON STRONG-TIE CO	11496.1
STRUCTURAL COMPONENTS	TENSION TIE	SIMPSON STRONG-TIE CO	11496.4
STRUCTURAL COMPONENTS	HURRICAN TIES	SIMPSON STRONG-TIE CO	10446.16
STRUCTURAL COMPONENTS	HURRICAN TIES	SIMPSON STRONG-TIE CO	10456.7
STRUCTURAL COMPONENTS	STRAIGHT STRAP TIE	SIMPSON STRONG-TIE CO	10456.11
STRUCTURAL COMPONENTS	HEAVY TWIST STRAP	SIMPSON STRONG-TIE CO	10456.12
STRUCTURAL COMPONENTS	STUD TO PLATE TIES	SIMPSON STRONG-TIE CO	10456.6
STRUCTURAL COMPONENTS	CONCRETE LINTELS	CAST-CRETE	158.1
STRUCTURAL COMPONENTS	EMBEDDED TRUSS ANCHOR	SIMPSON STRONG-TIE CO	11473.10
STRUCTURAL COMPONENTS	ENGINEERED LUMBER - BEAM	BOISE CASCADE WOOD PROD.	1644.1
STRUCTURAL COMPONENTS	ENGINEERED LUMBER - I JOIST	BOISE CASCADE WOOD PROD.	1645.1
STRUCTURAL COMPONENTS	ENGINEERED LUMBER - BCI JOIST	BOISE CASCADE WOOD PROD.	1392.1
STRUCTURAL COMPONENTS	FIELD ASSEMBLED LINTELS	POWER STEEL	3119.1
STRUCTURAL COMPONENTS	FLANGE BEAM HANGER	MI TEK INC.	578.2
STRUCTURAL COMPONENTS	ROOF DECK	MARLYN STEEL	6570.1
STRUCTURAL COMPONENTS	TRUSS/JOIST HANGER	SIMPSON STRONG-TIE CO	10531.11
STRUCTURAL COMPONENTS	TWIST STRAP FOR MASONRY	SIMPSON STRONG-TIE CO	11473.12
STRUCTURAL COMPONENTS	WOOD CONNECTORS	SIMPSON STRONG-TIE CO	10446.1
STRUCTURAL COMPONENTS	ZIP SYSTEM WALL SHEATHING	HUBER ENGINEERED WOODS	17147.1

ROOFING			
PRODUCT CATEGORY	DESCRIPTION	MANUFACTURER	PA#
ROOFING	3 TAB/4 TAB ASPHALT SHINGLES	OWENS CORNING	10674.1
ROOFING	3 TAB/5 TAB HIP/RIDGE SHINGLES	GAF	10124.1
PANEL WALLS	FIBER CEMENT CLADDING SHINGLES	JAMES HARDIE	13192.3
ROOFING	MEDI/HIGH PROFILE CONC. ROOF TILES	EAGLE ROOFING	7473.1
ROOFING	26 GA. PERMATILE ROOF PANEL	ADVANCED ALUMINUM	1763.2
ROOFING	CORRUGATED METAL ROOFING	DREXEL METALS, INC	17678.1
ROOFING	29 GA. LAPPED METAL ROOFING	FABRAL	13732.1
ROOFING	MOD. BITUMEN ROOF SYSTEM	GAF	5680.1
ROOFING	26 GA. STATIC OFF RIDGE VENT	O'HAGAN	17048.2
ROOFING	OFF RIDGE VENT	SOUTHEASTERN METALS	16994.2
ROOFING	STEEL/ALUM. OFF RIDGE VENT	MILLENNIUM	19567.1
ROOFING	SECTIONAL RIDGE VENT	TAMKO	4103.1
ROOFING	LOW PROFILE ROOF VENTILATION	GAF	6267.1
ROOFING	THERMOPLASTIC POLYOLEFIN ROOFING	GAF	5293.1
ROOFING	UNDERLAYMENT/SLOPED ROOF	GAF	10626.1
ROOFING	UNDERLAYMENT/SELF ADHERING	GCP APPLIED TECK	298.1
PANEL WALLS	ALUM." V GROOVE" SOFFIT	AMERICAN CONST MATERIALS	12019.1
PANEL WALLS	VINYL SOFFIT	CERTAINTEE	13389.1
PANEL WALLS	VINYL AND ALUMINUM SOFFIT	PLYGEM	32502.1
PANEL WALLS	FIBER CEMENT SOFFIT PANELS	JAMES HARDIE	13265.1
PANEL WALLS	FIBER CEMENT VENTED SOFFIT PANELS	JAMES HARDIE	13265.2

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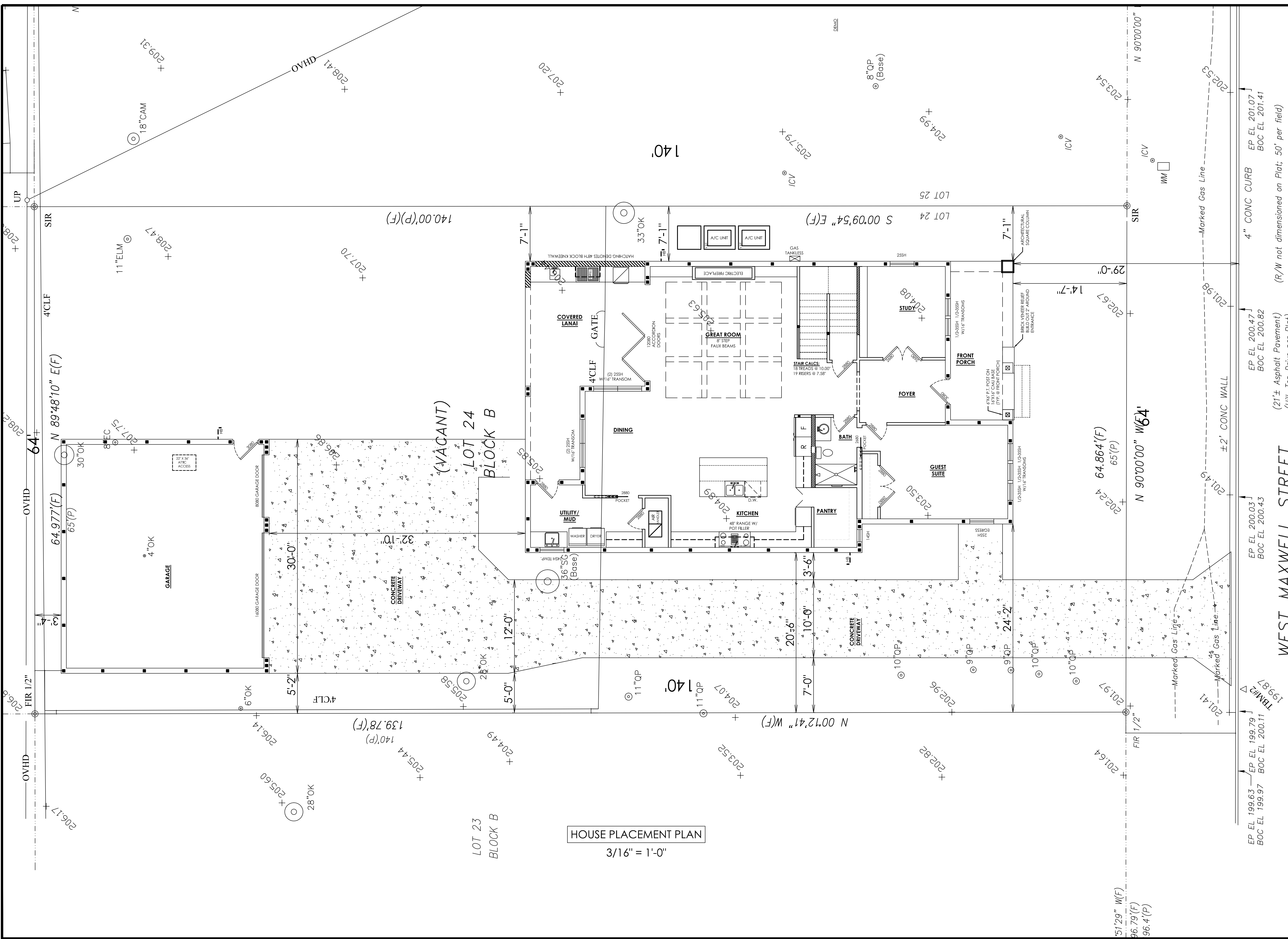
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DRAWING TITLE:  
**PRODUCT APPROVAL CHART**

SHEET NO.  
**PA**

PRODUCT APPROVAL CHART





HOUSE PLACEMENT PLAN  
3/16" = 1'-0"

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