



AGENDA
HISTORIC PRESERVATION BOARD
Lakeland Electric Building, Conference Rooms 1A & 1B
February 22, 2024 8:30 A.M.

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

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

- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the January 25, 2024 Historic Preservation Board meeting minutes.
- III. Old Business: None
- IV. New Business:
 - A. Recommendation from staff to appoint Ricardo Jimenez to the Design Review Committee
 - B. [HPB24-005 – 111 S. Florida Avenue](#) – Appeal of the Design Review Committee decision from January 25, 2024 that denied the request to maintain the painted brick on the front façade of the building on the subject property. Owner: Professional Developers of Central Florida LLC. Appellant: Mr. Zach Miller.
- V. Adjourn for Design Review Committee.

MINUTES

HISTORIC PRESERVATION BOARD
City Commission Chambers
Thursday, January 25, 2024
8:30 a.m.

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

The City of Lakeland Historic Preservation Board met in Regular Session; Bruce Anderson, Ricardo Jimenez, Chris Olson, Natalie Oldenkamp, Michael Porter, MeLynda Rinker and Britney Wilson were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant, and Alex Landback, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

Chair Chris Olson called the January 25, 2024 meeting of the Historic Preservation Board (“Board”) to order at 8:31 a.m. A quorum was reached, as seven Board members were present.

II. Review and Approval of Previous Meeting Minutes

Ms. MeLynda Rinker motioned to approve the November 16, 2023 meeting minutes as presented. Ms. Natalie Oldenkamp seconded the motion. The motion passed 5—0. Ms. Britney Wilson was not present at the time of the motion.

III. Old Business: NONE

IV. New Business:

- A. Welcome New Board Member Roberto Jimenez. Staff and the Board welcomed Mr. Jimenez
- B. Applications from the public are currently being sought for the Historic Preservation Board (2 Seats): Members must live inside the city limits and include whenever possible, an architect, a landscape architect or designer, a contractor or builder, a representative of a local historical society, a civil or structural engineer, a realtor or developer, and an individual owning or leasing property or operating a business within each historic district in the city, and at least two members from the general public. Please apply through the City Clerk’s office online at <https://www.lakelandgov.net/departments/city-clerk/municipal-boards-committees/>.

V. Adjourn for Design Review Committee.

The meeting adjourned at 8:34 a.m.

Chair, Historic Preservation Board

Senior Planner, Historic Preservation



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
February 22, 2024**

Project #	HPB24-005
Project Type	Appeal of January 25, 2024 DRC Decision
Property Address Historic Name(s)	111 S. Florida Avenue The W. Fisk Johnson Building
Historic District; FMSF#	Munn Park Historic District; #91-56-14C
Owner Applicant	Professional Developers of Central Florida LLC Mr. Zach Miller
Zoning; Future Land Use; Context District; SPI; CRA	C-7; Regional Activity Center; Urban Center; N/A; Downtown CRA
Existing Use	Commercial
Adjacent Properties	Commercial
Previous Approvals	Awning & Window Signs, 4/27/2006 (2006-084); Replace awning, 4/29/2009 (2009-049); Fence, 8/7/2017 (HPB17-144); Minor Exterior Alteration, 11/29/2022 (HPB22-233); Request to maintain paint on the building's front façade natural brick, painted without Certificate of Review approval was denied by DRC 1/25/2024 (HPB24-005).

REQUEST

The Applicant is appealing the denial decision of the Design Review Committee, made on January 25, 2024, in order to maintain the painted condition of the previously unpainted, natural brick on the front (east) façade of the subject building.

SUMMARY OF BACKGROUND INFORMATION

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

On January 25, 2024, the Applicant sought approval to retain the paint over the natural brick on the front façade of the building, which was completed in approximately July 2023, without Design Review approval by staff. According to the Applicant's contractor [Mr. Robbie Collins, Jr. with Corrosion Control Inc., Mulberry, FL company], the system used on the exterior of the brick building consisted of power washing, priming all brick with Sherwin-Williams Loxon primer, and finishing with two coats Sherwin-Williams Sher-Cryl high-performance acrylic coating. In the contractor's opinion, to remove this system would require abrasive blasting, which would likely damage the brick underneath.

To provide context to this request, it is a part of a complete interior rehabilitation of the building, which included new mechanical and security systems, flooring, framing, wall covering, trim, and paint. The exterior of the building

was also painted, including the previously unpainted, historical brick on the building's upper façade. The other elevations of the building, which consist of previously painted brick, exposed brick, and stucco, were also painted.

APPLICABLE GUIDELINES:

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

The following *Standards* apply to this request:

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

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

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

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

The following *Design Guidelines* apply to this project:

Chapter 6: Historical Development Patterns and New Construction

Sub-Chapter 6.5 Siding and Exterior Wall Cladding

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

ANALYSIS:

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

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

STAFF RECOMMENDATION:

Staff recommends that the Historic Preservation Board uphold the decision of the Design Review Committee in denying the request as submitted.

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

East facing wall with partial painted
brick



Paint completed on entire building







* South facing wall with previous painted brick.



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



South facing wall with previous
painted brick





AGENDA
DESIGN REVIEW COMMITTEE
Lakeland Electric Building, Conference Rooms 1A & 1B
February 22, 2024
immediately following the Historic Preservation Board Meeting

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

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

- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the January 25, 2024 Design Review Committee meeting minutes.
- III. Review Certificates of Review administratively approved since the previous meeting.
- IV. Consideration of Certificate of Review Applications:
 - A. Oath Administration for Public Testimony by Assistant City Attorney.
 - B. [HPB24-019 – 207 Main Street](#) – Final Approval for an internally illuminated projecting sign to be installed on the north facing façade of the building on the subject property. Owner: Cory Petcoff, TR Hillsborough LLC. Applicant: Christopher Cleghorn.
 - C. [HPB24-021 – 304 Belvedere Street W](#) – Final Approval to construct an addition onto the rear elevation of the house on the subject property. Owner: Steven and Kathryn Daniel. Applicant: Steven Daniel, SRD Construction and Development Co.
- V. Other Business: NONE
- VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE
City Commission Chambers

Thursday, January 25, 2024

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

The City of Lakeland Historic Preservation Board's Design Review Committee met in Regular Session; Bruce Anderson, Natalie Oldenkamp, Chris Olson, Michael Porter, MeLynda Rinker and Britney Wilson were present. Historic Preservation Board member Ricardo Jimenez 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 8:34 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Mr. Chris Olson motioned to approve the November 16, 2023 meeting minutes. Ms. Natalie Oldenkamp seconded the motion. The motion passed 6—0.

III. Review of Certificates of Review administratively approved.

A list of twenty-four (24) administratively approved Certificate of Review projects covering the period 11/08/23-1/19/24 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. **HPB24-005 – 111 S. Florida Avenue** – Final Approval requested to retain painted brick on the building on the subject property. Owner: Professional Developers of Central Florida. Applicant: Mr. Zach Miller.

Chair Rinker introduced the request and then asked if there were any conflicts of interest pertaining to this agenda item. Mr. Michael Porter recused himself from the vote for this item.

Ms. Emily Foster presented the staff report, stating the subject property is located on the west side of South Florida Avenue, just north of the Polk Theatre, and consists of one lot of record (West Lakeland Subdivision, Block 10, Lot 4 south 60 feet) with a total area of 0.17 acres. On the property is a two-story commercial building, built circa 1921, which is a contributing structure in the Munn Park Historic District. Known as the W. Fisk Johnson Building, it is a two-part commercial structure in the Masonry Vernacular architectural style that has brick and smooth stucco cladding, as well as a flat roof with parapet wall. The front façade features two storefronts with inset entry door areas and awnings, an inset entry to the second floor, and five sets of double- or single-hung sash windows with arched headers; the windows appear to be replacements and not original to this building. The Applicant seeks approval to retain the paint over the natural brick on the front façade of the building, which was completed in approximately July 2023, without Design Review approval by staff. According to the Applicant's contractor, the system used on the exterior of the brick building consisted of power washing, priming all brick with Sherwin-Williams Loxon primer, and finishing with two coats of Sherwin-Williams Sher-Cryl high-performance acrylic coating. In the contractor's opinion, to remove this system would require abrasive blasting, which would likely damage the brick underneath. To provide context to this request, it is a part of a complete interior rehabilitation of the building, which included new mechanical and security

systems, flooring, framing, wall covering, trim, and paint. The exterior of the building was also painted, including the previously unpainted, historical brick on the building's upper façade. The other elevations of the building, which consist of previously painted brick, exposed brick, and stucco, were also painted.

Ms. Foster stated that the request was evaluated using Secretary's Standards for the Treatment of Historic Properties: Standards for Preserving Historic Masonry, Secretary's Standards for Rehabilitation #2, #5, #9 and Chapter 6 of the Design Guidelines for Historic Properties. Staff finds that painting the unpainted, natural brick on the front façade of the subject building to be inconsistent with both the Standards and Design Guidelines, as well as adversely affects the historic character of this building. While harsh methods of paint removal, such as sandblasting or high-pressure washing, are not recommended as these methods can damage the brick underneath the paint, alternative removal methods exist, such as alkaline and/or organic solvent paint removers, which are gentler and are recommended to safely remove paint from brick.

Staff recommends that the Applicant and/or Owner remove the paint applied to the previously unpainted brick on the front façade in a gentle manner to not damage the brick; this recommendation does not apply to the non-historic brick at the bottom of the front façade storefronts. Ms. Foster stated that for the reasons presented, staff recommends denial of the request as submitted.

Chair Rinker asked if the Applicant had any additional comments or questions. The applicant was not present.

There were no public comments.

In response to Chair Rinker, Ms. Foster stated the scope of work that the Lunz Group was involved with did not include the painting of the building.

In response to Mr. Chris Olson, Ms. Foster stated the addition of the exterior lighting on the front façade was not specified for review by the Design Review Committee.

In response to Mr. Bruce Anderson, Ms. Foster stated the ownership of the building has remained the same throughout the rehabilitation process.

Ms. Foster stated that she is not certain that the Committee should proceed with a decision since the applicant is not present.

In response to Mr. Alex Landback, Ms. Foster stated the applicant was notified of the hearing.

Mr. Anderson stated that the issue is that the owner and/or representative did not ask for permission from the Committee to make the changes.

MOTION: Denial of the request as submitted. (B. Anderson/N. Oldenkamp, 5—0).

- C. HPB24-006 – 810 Vistabula Street** – Final Approval requested for the installation of a new windows opening on a side façade of the house on the subject property. Owner/Applicant: Jose and Stephanie Tirado.

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

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

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

Ms. Foster stated that the request was evaluated using Secretary's Standards for Rehabilitation #2, #5, #5, #9, #10 and Chapter 6 of the Design Guidelines for Historic Properties. Staff finds that the new window opening requested by the Applicant is an appropriate size and proportion to historical windows found on the subject house and does not overwhelm existing historic features, will be located on a secondary elevation wall, will be installed with an appropriate recess, and features exterior mounted muntins replicating the historic grid pattern found on the front façade windows. For these reasons, this request is found to comply with the intent of the Design Guidelines.

Ms. Foster stated staff recommends final approval of the request as submitted.

Chair Rinker asked if the Applicant had any additional comments or questions. The applicant did not have any additional comments.

In response to Mr. Michael Porter, Ms. Foster stated the side windows will have historic trim.

There were no public comments.

MOTION: Final approval of the request as submitted. C. Olson/N. Oldenkamp, 6—0).

V. Other Business: NONE

VI. Adjournment: There being no further business, the meeting was adjourned at 9:01 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation



Certificates of Review Administratively Approved Between 1/20/2024 and 2/15/2024

Number	Location	Description	Milestone	Approved
Historic Preservation (5)				
Minor Review (5)				
HPB24-018		127 BELMAR ST W, LAKELAND, FL 33803 (NON-CONTRIBUTING) Replacement of an existing wood fence with 6 ft. tall black Durafence metal fence at side and rear yards of subject property. Installation of a the Durafence Metal Fence will include an electric gate off the alley and will be installed on both sides of the house and along the rear of the property no closer than 3 ft from the alley. The fence will stop at the front corners of the home (approx. 6 inches from the corners)	Approved	01/24/24
HPB23-211		548 W Hancock St, Lakeland, FL 33803 (CONTRIBUTING) Minor exterior alterations to include: 1. Replace all existing windows on the property. See Conditions of Approval. 2. Repair all rotten wood around exterior of the property with wood matching the dimension and profile of the existing. 3. Restore the open front porch by removing glass windows and siding enclosure material. Retain historic porch columns/bases if extant. Construct small stair to access front porch from the front of the property. 4. Remove sliding glass door on west side elevation that was installed without a Certificate of Review or Building Permit and return to window opening as historically built.	Approved w Cond	01/26/24
HPB24-022		727 CLAYTON AVE S, LAKELAND, FL 33801 (CONTRIBUTING) Wood single hung windows- multiple are broken, cracked & warped. Colonial style (6 over 6 panes); Replace with single hung vinyl windows (PGT SH5400) with Colonial style exterior molded grids 6 over 6 panes;	Approved w Cond	02/05/24
HPB24-023		810 CLAYTON AVE S, LAKELAND, FL 33801 (CONTRIBUTING) Replacing stairs, landing, and building a small roof overhang at side entry of house.	Approved	02/05/24
HPB24-025		219 ARIANA ST, LAKELAND, FL 33803 (NON-CONTRIBUTING) Existing windows are non-original single- or double-hung sash windows with a horizontal muntin in each sash and jalousie windows. Replace all (21) existing windows, matching opening size, with PGT (FL#1435) vinyl single-hung sash windows in a 1-over-1 lite configuration and PGT (FL#1844) vinyl horizontal slider windows to replace two sets of jalousie windows.	Approved w Cond	02/09/24

Total Planning Projects Approved: 5



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
February 22, 2024**

Project #	HPB24-019
Project Type	Internally Illuminated Projecting Sign
Property Address	207 E. Main Street
Historic Name(s)	N/A
Historic District; FMSF#	Munn Park Historic District; N/A
Owner	Cory Petcoff, TR Hillsborough LLC
Applicant	Christopher Cleghorn
Zoning; Future Land Use;	C-7; Regional Activity Center;
Context District; SPI	Urban Center; N/A
Existing Use	Commercial
Adjacent Properties	Commercial and Civic
Previous Approvals	Architectural Ornamentation, Repainting, 5/24/2019 (HPB19-106); Painting, Fixtures, Door/Window Repairs, 6/10/2021 (HPB21-129); Replace Part of Storefront with Door, 7/15/2022 (HPB22-139); Replace Exterior Storefront and Doors, 1/4/2024 (HPB24-004).

REQUEST

The Applicant requests Final Approval for an internally lighted projecting sign installed on the subject building’s front/north elevation.

SUMMARY OF BACKGROUND INFORMATION

The subject property is located along E. Main Street between S. Tennessee and S. Kentucky Avenues, directly south and across from Munn Park. The subject building is a two-story commercial building that was constructed in 1981 and is a non-contributing structure in the Munn Park Historic District. This building consists of three tenant spaces on the ground floor, with separate office spaces on the second floor. The east and west tenant spaces are currently occupied by Linkster’s and Black and Brew, respectively, with the central tenant space unoccupied. However, the central tenant space is under renovation to accommodate a restaurant build-out for Hakucho LLC.

The project proposes to install an internally lighted projecting sign on the front facade of the subject building. The design of the sign will be a borderless lightbox sign, which is a visual reference to signage used by modern Asian restaurants. The sign will be placed above the entrance to the restaurant, in a location comparable to where the existing neon projecting sign for Linkster’s is located at that tenant space. According to the Applicant:

“Our proposed exterior illuminated sign is not just a branding tool but an embodiment of our restaurant's Japanese theme, intimately linked with our brand identity. Unlike traditional backlit cabinet signs, our unique Asian-style borderless lightbox design offers tasteful, subdued illumination, complementing rather than detracting from the street's historical context. To us, the three-dimensional character of this type of signage separates this sign from being a traditional cabinet sign. While we love the reverse lit signage in more instances, for us, transitioning to a reverse-lit format could compromise the intended ambiance, pivotal to our business ethos, as this design echoes the style of our 16 interior light fixtures, a significant investment. This type of signage that we are requesting is prevalent in modern Asian restaurants that

inspire us, and represents a crucial element of our identity and aesthetic, which we believe warrants consideration distinct from standard cabinet signage.”

While the Applicant has not determined detailed specifications for the proposed sign, they provided multiple examples of the type of lightbox signage for which approval is being sought. Additionally, the Applicant understands that there are dimensional requirements for projecting signs as stated in the Sign Standards of the Dixieland CRA Commercial Corridor Design Guidelines, which are used for all commercial signage in the City’s historic districts, and will abide by these Standards. However, the principal concern for this request is to receive approval for the internal illumination and lightbox style of the proposed sign.

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. In addition to these standards, the *Dixieland CRA Commercial Corridor Design Guidelines (“Sign Guidelines”)* are used to review signage design in commercial areas within the City’s Historic Districts.

The following *Design Guidelines* apply to this project:

Chapter 4: Historical Development Patterns and New Construction

Sub-Chapter 4.12.9 Signage and Awnings

- Retention and maintenance of original signage and awnings.
- Replace original signage, awnings and canopies that are deteriorated with similar features that are compatible with the host structure.
- Signage, awnings and canopies that create contrasting conditions or incompatible with the requirements in the Land Development Code are not acceptable.

The following *Dixieland CRA Commercial Corridor Design Guidelines* apply to this request:

Chapter VI. Miscellaneous Standards, Section C. Sign Standards

- Projecting signs are a permitted sign type.
- Cabinet signs are prohibited.
- Signs shall be positioned so that they appear as a design feature of the overall façade of a particular building.
- Signs shall relate to, and help define and enhance, the architectural features of the building, rather than cover or disturb design features, and shall be placed to establish façade rhythm, relative to the architecture of a building.
- The scale of signs shall be appropriate for the building on or near which they are placed and the area in which they are located. The size and shape on a sign shall be proportional with the scale of the structure. Small storefronts shall have smaller signs than larger storefronts.
- Signs shall be designed so that they are integrated with the design of the building and the building’s use. A well-designed building façade or storefront is created by the careful coordination of sign design, architectural design, and color scheme.
- Pedestrian-oriented signs are encouraged. These signs shall be read easily and comfortably from the sidewalk or street.
- Creative design is strongly encouraged; colors shall be selected which contribute to legibility and design integrity.
- Graphics on all signs shall be dimensional in nature.
- Projecting Signs: Each business or tenant shall have no more than one (1) projecting sign per building. Projecting signs mounted at a height of fifteen (15) foot or lower from the finished sidewalk to the

bottom of the sign shall not exceed eight (8) square feet. Projecting signs mounted higher than fifteen (15) foot from the finished sidewalk to the bottom of the sign shall not exceed twenty-five (25) square feet in sign area. Projecting Signs shall be located adjacent to the building entrance or tenant space. Projecting signs may only project forty-two (42) inches from the building wall. Projecting signs shall maintain an eight (8) foot clearance, between the finished sidewalk and the bottom of the sign, in all pedestrian walkways. Projecting signs shall not extend over public or private streets, parking lots, or street accesses.

ANALYSIS:

Staff finds that the conceptual design and internal illumination of the requested style of sign as presented in the examples provided by the Applicant meets the intent of the Sign Guidelines and Standards and is not determined to be cabinet signage due to its borderless, three-dimensional nature and a association with modern Asian restaurant signage. In addition, the proposed signage is similar in concept to the Crews State Bank signage approved by the Design Review Committee in 2023.

In order for a sign permit to be approved and issued, the proposed sign will be required to meet the dimensional requirements as stated in the Dixieland CRA Commercial Corridor Design Guidelines Sign Standard for the approval of a sign permit.

STAFF RECOMMENDATION:

Final Approval of the request with the condition that the dimensions of the proposed sign meet the Dixieland CRA Commercial Corridor Design Guidelines Sign Standards for projecting signs.

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



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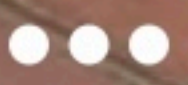
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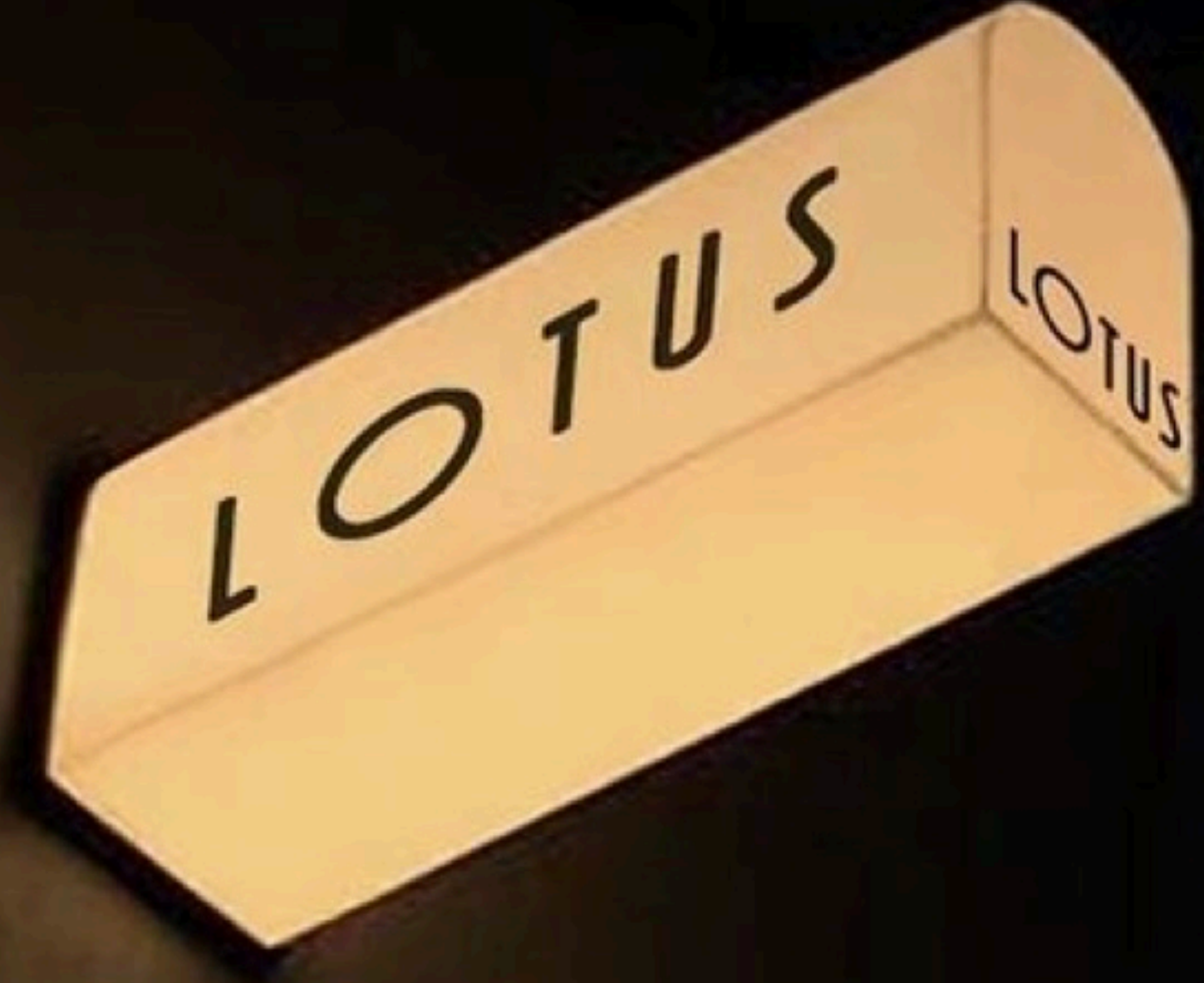
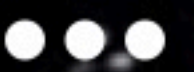
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MIHARA TOFUTEN







Hand Drip
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**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
February 22, 2024**

Project #	HPB24-021
Address; Historic Name	304 W. Belvedere Street ; N/A
Owner/Applicant	Steven and Kathryn Daniel / SRD Construction and Development Co.
Project Type	Building Addition
Historic District; FMSF#	Beacon Hill Historic District; N/A
Zoning; Future Land Use; Context District; SPI	RA-3; Residential Medium Urban Neighborhood
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	Fence, 9/9/2022 (HPB22-185); Fence, 3/29/23 (HPB23-071)

REQUEST

The Applicant requests Final Approval to construct an addition onto the rear elevation of the house.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot (Alta Vista Subdivision, Block B, Lot 11 and Lot 10 west 35 feet) consisting of 0.32 acres. On this property is a one-story, single-family, masonry vernacular house, which is a non-contributing building in the Beacon Hill Historic District. The house has a hipped roof with typical roofing shingles along with a boxed soffit and fascia. The exterior walls of the house are painted struck-block concrete and lap siding exists in the side gable of the garage. The existing windows are single-hung vinyl windows with a one-over-one lite configuration.

The Applicant’s request proposes to construct an addition of approximately 594 square feet onto the southwest rear corner of the home, part of which will be visible from W. Belvedere Street, although this portion will be setback from the front elevation of the house by 23 feet, 8 inches. The addition will consist primarily of a bedroom, bathroom, and laundry room. The design and materials for the addition are intended to match the existing house, and include:

Scope	Material
Foundation	Concrete slab tied into existing foundation
Exterior Cladding	Painted concrete block walls; horizontal siding to match existing in gable (material TBD)
Windows	Vinyl or aluminum single-hung sash windows with a one-over-one lite configuration
Roof	Fiberglass shingles to match existing roofing
Fascia/Soffit	Material TBD; fascia and soffit to match existing

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

APPLICABLE GUIDELINES:

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

The following *Standards* apply to this project:

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

The following *Design Guidelines* apply to this project:

Chapter 4: Historical Development Patterns and New Construction

Sub-Chapter 4.5: Additions

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

ANALYSIS:

In evaluating the request with the Standards, staff finds the requested addition does not disturb the spatial relationships that characterize the neighborhood, and the essential form and integrity of the subject house is maintained.

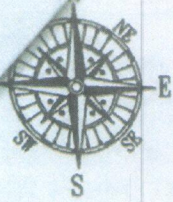
In evaluating the request with the Design Guidelines, the materials of the proposed addition reflect the materials of the existing house and meet the intent of the Design Guidelines. The design of the proposed addition's windows, door, wall cladding, enclosed soffit, and roof pitch and form is consistent with the modern masonry vernacular style of the subject house. Furthermore, the addition is appropriately placed on the rear elevation of the house.

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

STAFF RECOMMENDATION:

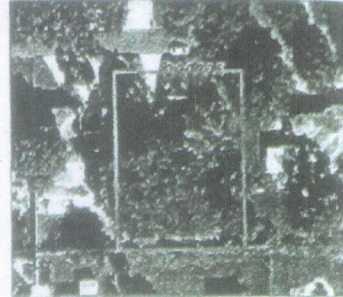
Final Approval of the request as submitted.

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



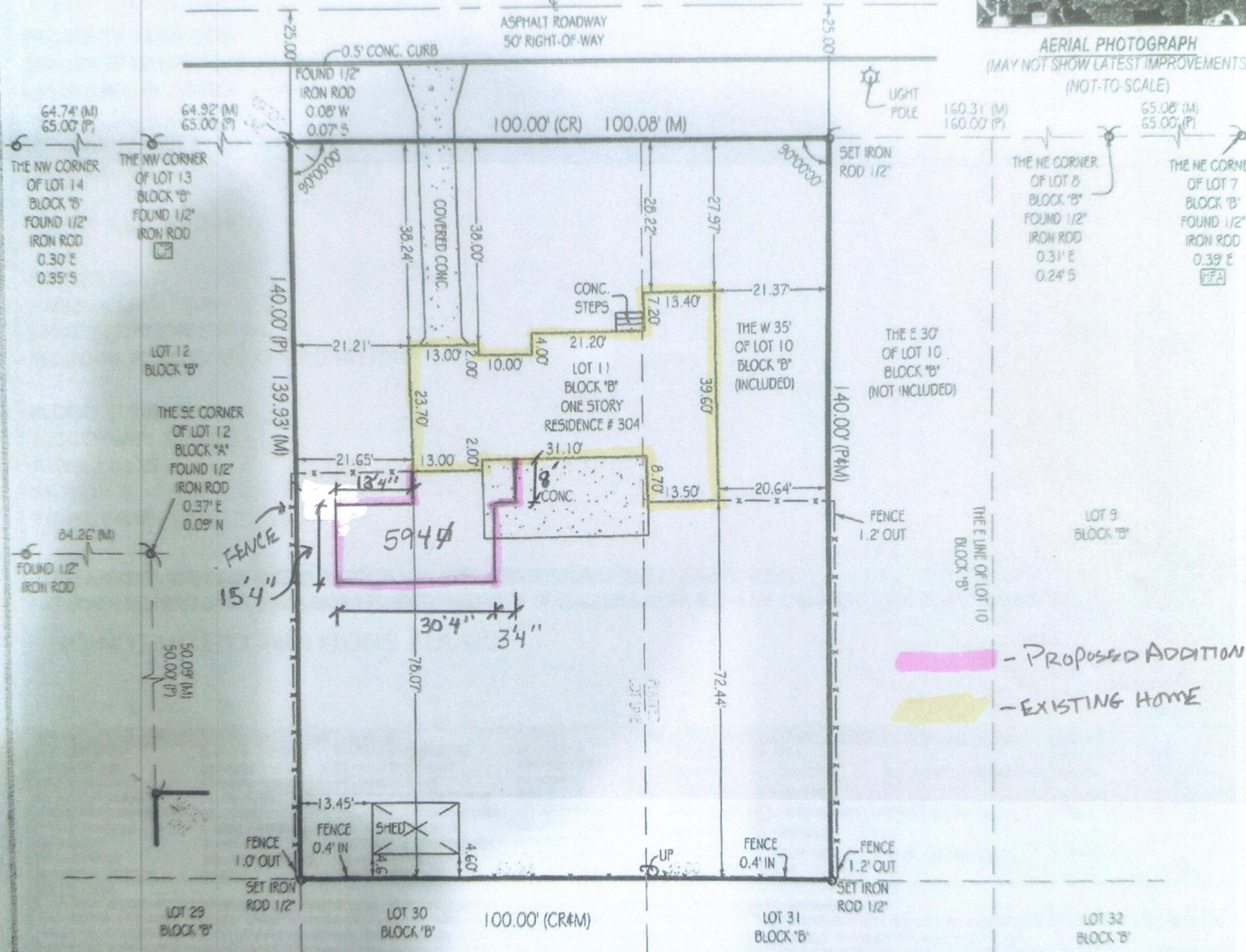
SCALE: 1"=30'

BEARING REFERENCE:
NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

LAKEVIEW DRIVE (PLAT)
W BELVEDERE STREET (FIELD)



- PROPOSED ADDITION
 - EXISTING HOME

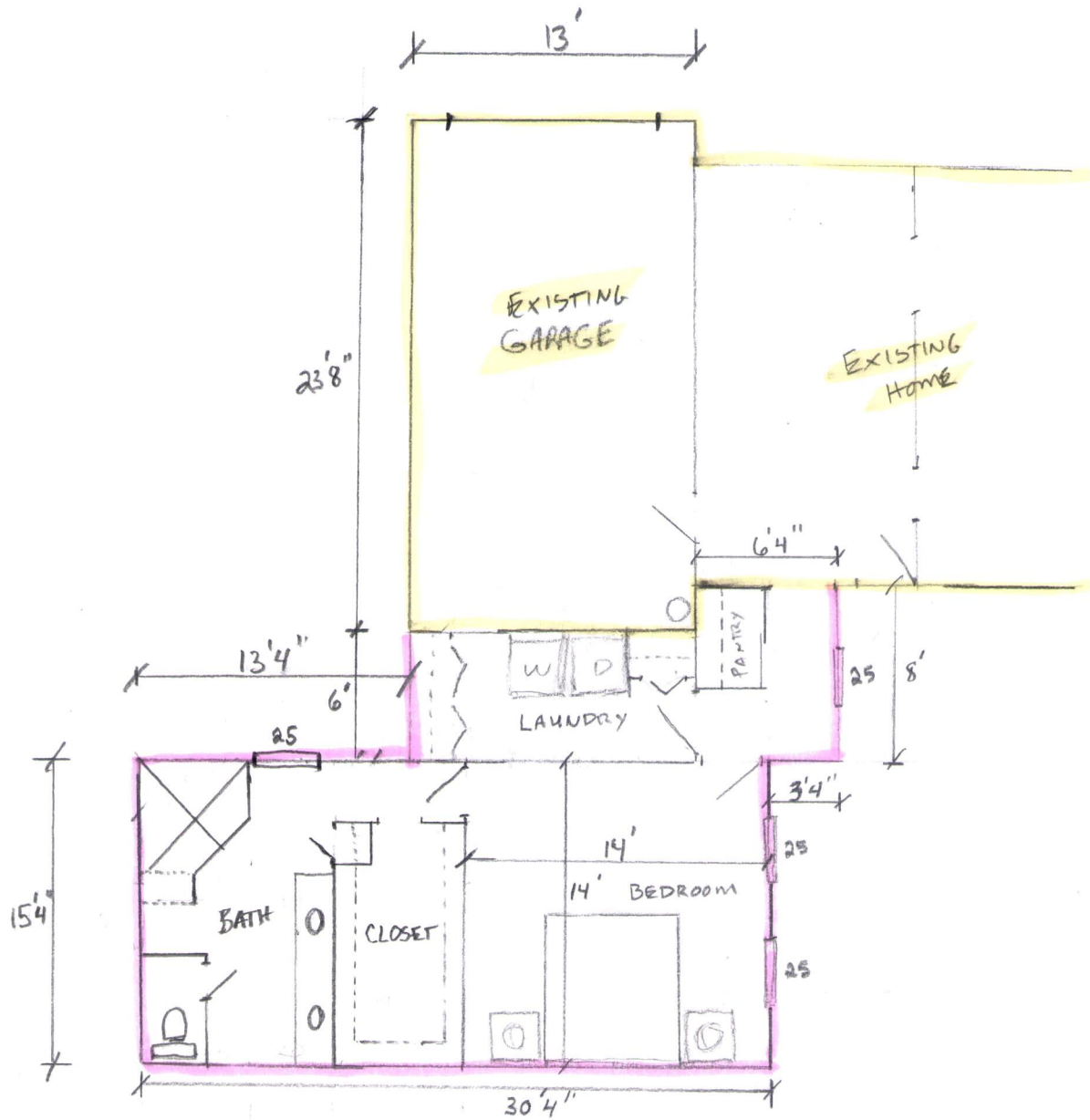
"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO
Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS
OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE
- NO NOTABLE CONDITIONS FOUND.

This survey has been issued by the following
Landtec Surveying office:
481 E. Hillsboro Blvd. Ste 100-A
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurveying.com

Elevations, if shown:
Benchmark: _____
Benchmark Elev.: _____
Benchmark Datum: _____
Elevations on Drawing are in:
N.G.V.D.29 N.A.V.D.88

Revisions: _____
Job Nr: 115441-CW Date of Field Work: 04/21/2021 Drawn by: V. M.

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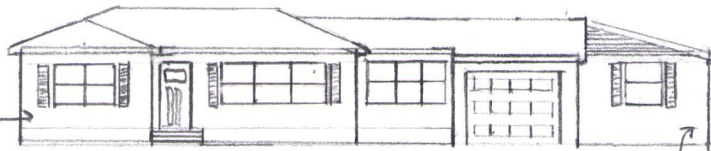


SCALE 1/8" = 1'

304 WEST BELVEDERE STREET, LAKE LAND, FL
 ALTA VISTA PB 6 PG 8
 BLOCK B LOT 11 AND WEST 35' OF 10

- EXISTING HOME
- PROPOSED ADDITION 594 1/4

304 WEST BELVEDERE STREET



STRUCK
BLOCK
PAINTED

SCALE 1" = 20'

ADDITION IS 30' BACK FROM THE
FRONT OF THE GARAGE



304







EVERY DAY I LOVE YOU



