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.

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

I. Call to order, determination of a quorum, and roll call.

II. Review and approval of the June 27, 2019 Historic Preservation Board meeting minutes.

III. Old Business: None

IV. New Business:

   A. CLG Training September 11, 2019, 9:00am – 12:00pm, City Commission Conference Room. Presented by Megan McDonald, CLG Coordinator, Florida Division of Historical Resources. Topics: Historic Preservation Board Best Practices and Design Review: Interpreting the Secretary’s Standards and Local Design Guidelines, with emphasis on appropriate infill.

V. Adjourn for Design Review Committee.
MINUTES

HISTORIC PRESERVATION BOARD
City Commission Conference Room
Thursday, June 27, 2019
7:30 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; Tim Calhoon (Chair), Kyle Clyne (Vice Chair), Lynn Dennis, Dan Fowler, Ursula Radabaugh, MeLynda Rinker, Nick Thomas, and Linda Trumble were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation, was also present.

I. Call to Order and Determination of a Quorum

Chairman Tim Calhoon called the June 27, 2019 meeting of the Historic Preservation Board ("Board") to order at 7:35 a.m. The roll call was performed. A quorum was reached, as eight Board members were present.

II. Review and Approval of the Previous Meeting Minutes

Mr. Nick Thomas motioned to approve the May 23, 2019 meeting minutes as submitted. Ms. Linda Trumble seconded the motion. The motion passed unanimously.

III. Old Business:

A. Staff reminded the Board members about the Historic Preservation Board Annual Review meeting to take place immediately following today's Design Review Committee Meeting.

B. Staff scheduled an informational meeting of the Design Guidelines Rewrite Committee, to take place Friday, July 12, 2019 at 9:00am.

IV. New Business:

A. Staff and the Board Members welcomed new member MeLynda Rinker.

B. Staff nominated Mr. Nick Thomas to fill the vacancy on the Design Review Committee. Ms. Lynn Dennis made a motion to appoint Mr. Nick Thomas to the Design Review Committee, which Ms. Linda Trumble seconded. The motion passed unanimously.

V. Adjournment

There being no further business, the meeting adjourned at 7:37 a.m.
AGENDA
DESIGN REVIEW COMMITTEE
City Commission Conference Room
August 22, 2019, immediately following the Historic Preservation Board Meeting

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.

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

I. Call to order, determination of a quorum, and roll call.

II. Review and approval of the June 27, 2019 Design Review Committee meeting minutes.

III. Review Certificates of Review administratively approved since the previous meeting.

IV. Consideration of Certificate of Review Applications:
   A. HPB19-147 – 735 Angelina Lane – Mr. Andrew Boccia requests approval to build a new single-family residence at this address.
   B. HPB19-149 – 750 S. Rushing Avenue – Mr. and Mrs. Chris Howard request approval to build a small addition on and make minor alterations to the house at this address.
   C. HPB19-152 – 317 E. Park Street and 1109 South Boulevard – On behalf of Mr. Sal Campisi, CSG Realty, Mr. Jon Kirk requests approval to demolish the single-family house at 1109 South Boulevard and build six two-story duplex buildings on the properties at these addresses.

V. Other Business: None.

VI. Adjournment.
I. Call to Order and Determination of a Quorum

The meeting was called to order by Chairman Kyle Clyne at 7:37 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Mr. Tim Calhoon motioned to approve the May 23, 2019 meeting minutes. Ms. Lynn Dennis seconded the motion. The motion passed unanimously.

III. Review of Certificates of Review administratively approved.

A list of 28 administratively approved Certificate of Review projects covering the period 5/16/19 – 6/26/19 was included with this agenda packet. There were no questions or comments about these projects from the Committee.

IV. Consideration of Certificate of Review Applications:

A. HPB19-108 – 312 W. Hancock Street – Ms. Bridgette Cruz requests approval to build an addition onto the rear of the single-family house at this address.

Chairman Clyne introduced and gave a summary of the request. Chairman Clyne then asked if there were any conflicts of interest pertaining to this agenda item. There were no conflicts.

Ms. Foster presented the staff report, stating that the subject property is an interior lot of record in the Dixieland Subdivision and consists of 0.15 acres (50’ X 130’). This lot has access to an alley at the rear of the property. The subject property contains a circa 1935 Bungalow house, which is a noncontributing building in the Dixieland Historic District. Despite the age of this house, it was likely deemed noncontributing due to many alterations affecting its integrity, including the front porch enclosure, addition of a side stoop, and many replacement windows. The Applicant’s request also included the demolition of a two-story garage apartment at the rear of the subject property. The garage apartment is also considered noncontributing to the District and was deemed structurally unsafe and unreasonable to repair by the Applicant’s engineer. As staff is able to issue demolition approval for accessory buildings, this part of the request was administratively approved. The proposed addition will be placed at the rear of the house, with a similar gable roofline to be continued from the existing, original rear gable. The addition will have a raised foundation on piers and typical wood framing. Siding will consist of wooden lap siding in a similar width and profile as the existing wood siding, and corner boards matching those on the house will be used on the addition. The two windows on the addition will be double-hung sash windows, but the material has yet to be determined. A half-lite door will be used in the rear entrance with its material to be determined. Wood casing and trim similar in style to that existing on the house will be used around windows and the door. The eave and roofline will have exposed rafter tails, and the addition’s roof pitch of 4/12 and overhang width will match that of the existing house. A shed roof supported by simple columns will provide cover for the rear entrance. The site plan for the proposal includes interior side setbacks of 16 feet and 10 feet, and a rear setback of 70 feet.
Staff stated that Secretary’s Standards 9 and 10 and Chapter 4 of the Design Guidelines were used to evaluate the request. In evaluating the request against the Standards, staff found that the addition does not disturb the spatial relationships of the existing house or pattern of development in the neighborhood. New, but similar, materials will be used, which will provide some differentiation between the original house and addition; however, the addition should be further differentiated by a vertical trim piece between the old and new sections of the house. The proposed addition reflects the original materials, decorative trim, window and door openings, as well as roof pitch, exposed rafter tails, and overhang of the existing house, which is consistent with the Design Guidelines. The addition is properly located to the rear of the structure, and meets building setbacks required by the LDC Urban Form Standards. It is not clear from the submitted elevation drawings how the existing knee brackets and gable vent on the rear elevation will be affected by the addition; these features should be retained, with the roof of the addition placed underneath them, or transferred to the new rear elevation.

As the request met the intent of the Standards and Design Guidelines, staff recommended Final Approval of the request with the following conditions: 1) Add a vertical trim piece between the existing house and addition in order to differentiate old from new; 2) Ensure that the original knee brackets and gable vent on the rear elevation are retained by either placing the roof of the addition below these features or transferring them to the rear elevation of the addition; and 3) that the material for the new windows and doors be reviewed and approved by staff prior to permitting.

Ms. Bridgette Cruz was present in support of the request. The Committee determined that the vertical trim piece recommended by staff was not needed for this addition, and asked Ms. Cruz to blend the existing siding with the new siding. The Committee also asked Ms. Cruz if she could use the same type of siding on the front porch enclosure, to which Ms. Cruz agreed was feasible. Ms. Cruz then presented revised architectural plans to the Committee and staff showing a slightly altered front and west elevation, with the windows removed to accommodate interior space requirements. Staff and the Committee were concerned about the effect of removing the right front window, which would detract even more from the front façade of this house. There was a discussion among the Board members about this alteration in relation to the noncontributing status of the house, and its altered front porch area. Ms. Cruz explained that she desired the appearance of a window on the front elevation, but the Building Inspection Division recommended enclosing them to build a walk-in closet in this area and recommended not doing a “faux” window treatment due to moisture problems. The consensus of the Committee was to allow staff to review and approve the front porch window removal if these windows needed to be removed.

MOTION: Approval of the request as submitted with the following conditions: 1) relocate existing knee brackets to new rear addition; 2) continue the use of exposed rafter tails in the new rear addition; and 3) existing siding should be blended with the new siding. The new addition does not need to be stepped down from the existing roofline or a vertical trim piece added to visually separate the addition. (T. Calhoon/D. Fowler, 7-0)
Staff stated that Chapters 4 and 5 of the Design Guidelines were used to evaluate the request. While this house was categorized as noncontributing at the time of the historic district survey in 1984, as the date of its construction was beyond the district’s period of significance (1904-1942), this house is now beyond the 50-year baseline criteria for historic designation; as such, this house would be included as a contributing structure in any district re-survey, as it retains much of its architectural integrity as a house of the Modern Ranch architectural style (as defined in the Design Guidelines). The metal casement windows contribute to the architectural integrity of this house. Original windows are character-defining features of a historic building, and installation of replacement windows can adversely affect the architectural integrity of a building. The architecture of Midcentury Modern and Ranch houses is expressed in large part by its multi-paned metal casement windows, a hallmark of this era. Replacement windows can be used, but should match the divided lite configuration of the original windows. Additionally, replacement windows should match the original window type, and it is not recommended that a casement window be replaced with a fixed window, as the Applicants have requested for their kitchen window, which is located on the front, street facing façade of the home. Replacement of the awning windows, which are located on the rear of the house, with PVC fixed picture windows is consistent with the Design Guidelines and past Board precedent concerning the replacement of jalousie and awning type windows.

Staff recommended approval for the replacement of eight (8) original metal casement windows with eight (8) new PVC casement windows with the condition that exterior-mounted, dimensional muntins matching the pane configuration of the original windows are used, as well as the replacement of two (2) vinyl single-hung sash windows with two (2) new PVC casement windows. Staff also recommended approval for the replacement of the subject property’s four (4) metal awning windows with four (4) new PVC fixed picture windows, as requested by the Applicants.

Mr. Coady Cheek was present in support of the request. The Committee discussed with Mr. Cheek his desire for open replacement windows without muntins. There were also Committee comments about the current status of the house as a noncontributing building within the District and allowing replacement windows that were not consistent with the Design Guidelines due to that status.

**MOTION: Approval of the request as submitted. (T. Calhoon/D. Fowler, 7-0)**

C. **HPB19-113 - 945-947 S. Florida Avenue** – On behalf of Mr. Kevin Campbell, Mr. Jerry Trout requests conceptual approval of a site plan to redevelop the subject property, including possible demolition of the commercial building located at 947 S. Florida Avenue.

This request was withdrawn by the Applicant.

Other Business: None.

Adjournment

There being no further business, the meeting adjourned at 8:22 a.m.

Chairman, Design Review Committee

Senior Planner, Historic Preservation
1. 610 W HANCOCK ST (Non-Contributing Building) - Install 213 linear feet of 6 ft. tall board-on-board wood privacy fence at rear yard of subject property. Subject to the following conditions: (HPB19-128)

2. 1113 SUCCESS AV (Contributing Building) - Installation of 152 linear feet of 6 ft. tall wood shadowbox fence in rear and north side yard of subject property. Subject to the following conditions: (HPB19-129)

3. 1145 RUBY ST (Contributing Building) - General restoration work including:
   1) House will be re-sided with wood lap siding matching the dimension and profile of the original siding;
   2) Repair of trim, corner boards, exposed rafter tails, and knee brackets in-kind, matching dimension and profile of original feature where replacement is necessary;
   3) Replacement of all (non-original) windows with PGT vinyl single-hung sash windows in a 1-over-1 lite configuration (FL#1435.5); paired windows must have a dividing mullion at least 3 inches in width;
   4) One window on east side elevation will be enclosed with wood siding matching the existing; and
   4) Replacement of front and back doors (non-original) with PGT vinyl French doors (FL331.3).

Subject to the following conditions: 1. ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.
2. 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 “SANDWICED” BETWEEN DOUBLE-PANED GLAZING SHALL NOT BE PERMITTED, EXCEPT WHEN INSTALLED BENEATH EXTERIOR-MOUNTED MUNTINS.
3. ALL PAIRED OR GROUPED WINDOWS SHALL BE INSTALLED WITH A DIVIDING MULLION BETWEEN ADJOINING WINDOWS.

IT IS THE RESPONSIBILITY OF THE APPLICANT TO ENSURE THAT THE 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. (HPB19-130)
4. 1924 SHAWNEE TR (Contributing Building) - Replacement of existing full-lite front door with a quarter-lite (6-pane) Therma Tru fiberglass door (FL#15225.3).
Subject to the following conditions: (HPB19-131)

5. 1017 LEXINGTON ST (Non-Contributing Building) - Replace 18 double or single hung windows in a one-over-one pane configuration with Pella 250 series PVC single hung, one-over-one windows, matching window opening size. (FL#16812.3 and 16812.8)
Subject to the following conditions: (HPB19-132)

6. 211 E BELMAR ST (Contributing Building) - Replacement of 16 wood 9-over-1 Prairie style double-hung sash windows with Pella 250 series vinyl 9-over-1 Prairie style single hung sash windows (FL#16812.1)
Replacement of the non-original front door with a JELD-WEN Craftsman style steel door (FL#12769.1).
Replacement of the non-original rear door with a JELD-WEN full lite steel door (FL#12769.3)
Reroof detached garage with 5V crimp metal roofing panels.
Replace existing wood garage door with a steel garage door.
Subject to the following conditions: 1. ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.
2. 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.
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GARAGE DOOR SHALL BE SIMILAR IN STYLE AND APPEARANCE TO THE EXISTING GARAGE DOOR AND MUST BE PAINTED TO MATCH GARAGE COLOR. A STANDARD WHITE-COLORED GARAGE DOOR WITH RAISED PANELS IS NOT PERMITTED. (HPB19-133)
Certificates of Review Administratively Approved
Between 6/27/2019 and 8/16/2019

7. 417 W BELVEDERE ST (Contributing Building) - Replacement of existing chain-link fence enclosing rear yard of subject property with a 6 ft. PVC privacy fence, maintaining the same footprint of existing fence. 
   Subject to the following conditions: "GOOD" SIDE OF FENCE MUST FACE OUTWARD (HPB19-134)

8. 716 SUCCESS AV (Contributing Building) - Remove existing screen door & entry door on rear of home. Replace with Therma-Tru Benchmark 9-Lite out-swing door, FL15225.1 R4 
   Subject to the following conditions: (HPB19-135)

9. 122 S LAKE AV (Contributing Building) - Install 8' x 7' model 170 garage door, FL#14170, on rear of home. 
   Subject to the following conditions: (HPB19-136)

10. 820 S FLORIDA AV (Non-Contributing Building) - Install "Academic Center for Physical Therapy" wall sign on the primary facade of the S. Florida Avenue frontage. Sign shall be 16" high x 1" thick HDU Signfoam dimensional letters with a suede hard coat and black finish color; FSC icon color PMS 200 on face and edges, stud mounted with pattern, exterior durable.
   Subject to the following conditions: (HPB19-137)

11. 820 S FLORIDA AV (Non-Contributing Building) - Install address signage on Ridgewood Street building facade; 10" high x 1/2" thick HDU Signfoam dimensional letters with a suede hard coat finish, painted black on face and edges. Numbers shall be stud mounted with pattern, exterior durable.
   Subject to the following conditions: (HPB19-138)

12. 118 N TENNESSEE AV (Non-Contributing Building) - Replacement of existing hanging sign under canopy with a new aluminum 4 SF hanging sign, and replacement of existing tenant panel sign with a new 2.28 SF aluminum tenant panel sign.
   Subject to the following conditions: (HPB19-139)

13. 718 JEFFERSON AV (Non-Contributing Building) - Replacement of 11 existing aluminum windows with AMI model 3001 vinyl double-hung sash windows (FL#11720.9), matching existing opening sizes. An AMI structural aluminum mullion (FL#12078.1) will be used between the front façade pair of windows.
   Subject to the following conditions: (HPB19-140)

14. 832 S NEW YORK AV (Non-Contributing Building) - Installation of a 6 ft. tall wood fence at rear of property.
   Subject to the following conditions: (HPB19-141)
15. 1126 SUCCESS AV (Contributing Building) - Replacement of 17 original double-hung sash wood windows with 17 AMI Series 5001 vinyl double-hung sash windows (FL#11720.2), matching original opening sizes. Replacement windows must have a three-over-one simulated divided lite appearance matching the original windows in addition to the conditions listed below.
Subject to the following conditions: 1. ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.
2. 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.
3. ALL PAIRED OR GROUPED WINDOWS SHALL BE INSTALLED WITH A DIVIDING MULLION BETWEEN ADJOINING WINDOWS.

IT IS THE RESPONSIBILITY OF THE APPLICANT TO ENSURE THAT THE 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. (HPB19-142)

16. 915 E PALMETTO ST (Non-Contributing Building) - Replace five jalousie windows on the back of Unit #6 (second floor, south building) with American Craftsman single-hung sash vinyl windows (FL#14911).
Subject to the following conditions: (HPB19-144)

17. 306 W PATTERSON ST (Non-Contributing Building) - Construction of a wooden accessibility ramp on the east side of the existing building on the subject property, connecting with the east-facing side entrance door at the front vestibule of this building.
Subject to the following conditions: (HPB19-145)
18. 155 LAKE MORTON DR #1 (Non-Contributing Building) - Replacement of two single-hung sash windows at the rear of the building on the subject property with two PGT aluminum SH-200 series single-hung sash windows (FL#239.1), matching the 6-over-6 simulated divided lite configuration of the original windows.

Subject to the following conditions:
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19. 1000 PENNSYLVANIA AV (Contributing Building) - Replace 14 Colonial style (6-over-6) windows with MI vinyl single-hung sash windows with a 6-over-6 simulated divided lite configuration (FL#17676).

Replace one door at rear of house in garage with a Jeld-Wen fiberglass 6-panel door (FL#13541.1)

Subject to the following conditions: 1. ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.
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20. 725 SOUTH BL (Contributing Building) - Replace 4 casement windows in second story of the garage apartment building on this property with 4 JELD-WEN vinyl casement windows with a Colonial 6-lite simulated divided lite profile (FL#13999.2)
Subject to the following conditions: 1. ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.
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21. 820 S FLORIDA AV (Non-Contributing Building) - Install "Campisi Academic Center for Physical Therapy" wall signage on interior parking lot building facade; 14.3 square feet x 1/2" thick HDU Signfoam dimensional letters with a suede hard coat finish, painted black on face and edges FSC icon painted red. Letters/icon shall be stud mounted with pattern, exterior durable.
Subject to the following conditions: (HPB19-151)

22. 212 E PINE ST (Contributing Building) - Installation of a 16" X 36" (4 SF) aluminum hanging sign underneath the existing canopy of the building on the subject property for Marlon Lynn Architect PA. Sign must have 8 feet of clearance between the bottom of the sign and the sidewalk.
Subject to the following conditions: (HPB19-153)

23. 818 JOHNSON AV (Contributing Building) - Installation of an in-ground swimming pool, approximately 14' X 20' in size, in the rear yard of the subject property.
Subject to the following conditions: (HPB19-154)
Certificates of Review Administratively Approved
Between 6/27/2019 and 8/16/2019

24. 328 S INGRAHAM AV (Non-Contributing Building) - Installation of 163 linear feet of 6 ft. tall tan PVC fence along the east side property line of the subject property.
   Subject to the following conditions: (HPB19-155)

25. 837 S MISSOURI AV (Contributing Building) - Replace two front doors with two Masonite fiberglass half-lite doors (FL#5507) and one rear door with one steel 6-panel solid door (FL#7091).
   Subject to the following conditions: (HPB19-156)

26. 805 SUCCESS AV (Contributing Building) - Remove existing aluminum shed in rear yard and replace with 10' X 15' Cook Portable Building gable-roofed shed with wood siding.
   Subject to the following conditions: (HPB19-157)

27. 1110 HARTSELL AV (Non-Contributing Building) - Installation of a 6 ft. tall wood privacy fence surrounding the rear yard of the subject property.
   Subject to the following conditions: (HPB19-158)

28. 705 E PARK ST (Contributing Building) - Installation of a variety of fencing to enclose the rear yard of the subject property:
    4 ft. tall vinyl picket fence facing the street; 6 ft. tall wood privacy fence along the east side property line; and 4 ft. tall black chain link fence along the rear property line, setback from the alley by at least three feet.
   Subject to the following conditions: (HPB19-159)
Mr. Boccia requests approval to build a single-family house on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is a vacant platted lot in the South Lake Morton Historic District, approximately 60’ wide and 83’ deep, consisting of 0.11 acres.

The proposed new construction is a two-story single-family house with 1,486 square feet of living space. The house features a Frame Vernacular aesthetic with a gable-on-hip roof and shed-roofed front porch, which is supported by square columns with simple square bases and capitals. An integrated lanai at the rear of the house is also featured. Materials proposed for the new house include:

<table>
<thead>
<tr>
<th>Scope</th>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation</td>
<td>Concrete stem wall with 21” raised foundation</td>
</tr>
<tr>
<td>Exterior Cladding</td>
<td>Cementitious stucco siding on the ground floor walls. Wooden board-and-batten siding on the second floor walls and in the front and rear gables.</td>
</tr>
<tr>
<td>Trim/Casing</td>
<td>Hardie trim and casing</td>
</tr>
<tr>
<td>Windows</td>
<td>Vinyl single-hung sash; 6/1 lite configuration</td>
</tr>
<tr>
<td>Doors</td>
<td>Steel full-lite front door; vinyl sliding door and steel 6-panel door on rear elevation.</td>
</tr>
<tr>
<td>Roof</td>
<td>Asphalt architectural shingles on 6/12 pitch roof; 3/12 pitch front porch roof; decorative wood gable ornament.</td>
</tr>
<tr>
<td>Fascia/Soffit</td>
<td>Hardie fascia; vinyl soffit</td>
</tr>
<tr>
<td>Porch</td>
<td>Finished concrete floor and steps; Wood columns.</td>
</tr>
<tr>
<td>Exterior Paint Colors</td>
<td>TBD</td>
</tr>
</tbody>
</table>

The submitted site plan for the new house shows orientation of the front facade towards Angelina Lane. The proposed building setbacks (15’ street/front setback, 10.33’ south side setback, 25.667’ north side setback, 26’ rear setback) for the house are consistent with the Land Development Code’s Urban Neighborhood Standards.
The site plan also considers the location of an attached single-car garage at the rear of the house, which meets building setbacks, but this garage is not planned to be built at this time.

**APPLICABLE GUIDELINES:**


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.

The following Design Guidelines apply to this project:

Chapter 4, page 4.1 to 4.9.

- Proportion – 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.
- Garages should not be a prominent feature on the front façade of a new house. Garages should be either attached to the back of the house or detached on the rear portion of the lot. If possible, alley access is preferred.

**ANALYSIS:**

The adjacent properties along Angelina Lane consist of several noncontributing buildings that are multi-family, one-story buildings built between 1977 and 1983. One noncontributing single-family house, built in 1952, also exists on this lane. The design of the proposed new house features a neo-traditional style resembling Frame Vernacular, and will not adversely affect the historic or architectural character of the South Lake Morton Historic District. Details such as the 6/12 pitch roof, gable-on hip roof and gable ornament, stucco and board-and-batten siding, simple columns, and six-over-one windows, are consistent with the Frame Vernacular style, as well as the Design Guidelines. Staff finds that the proposed building’s form and design of architectural elements, as well as proposed materials, are consistent with residences in the Lake Morton neighborhood and the Design Guidelines.
A two-story house similar in form located at 733 Winfree Avenue was approved by the Board in 2005 and built in 2006.

In reviewing this project with the Applicant, a rendering was submitted early on to staff showing a hipped roof and taller first floor windows with a nine-over-one lite configuration on the front façade. Staff suggests using the taller windows shown on this rendering for the first-floor windows only, as this reflects traditional window proportions that serve to convey public (larger windows) and private (smaller windows) space within the house. The smaller size six-over-one windows are appropriate for use on the second floor.

Finally, the proposed placement of the house on the lot is consistent with the Design Guidelines and Urban Form Standards in terms of orientation, building setbacks, foundation height, and porch depth. As the LDC requires a minimum of two parking spaces for a single-family residence, staff recommends that the Applicant submit a finalized site plan showing a driveway no wider than 10 feet placed to the north side of the house and connecting with Angelina Lane for staff-level review and approval prior to submitting a building permit application.

STAFF RECOMMENDATION:

As the request meets the intent of the Standards and Design Guidelines for new single-family construction, staff recommends final approval of the request with the following conditions, to be reviewed and approved at staff level prior to permitting:

1. Window pane configuration should be six-over-one for all second story windows and taller windows with a nine-over-one pane configuration should be used on all ground floor windows as reflected by the submitted rendering of the project;
2. All windows must be recessed into the exterior wall surface to provide a shadow line and exterior-mounted, dimensional muntins/grid must be used;
3. Submit a finalized site plan showing a driveway no wider than 10 feet and placed to the north side of the house to meet LDC parking requirements; and
4. Submit a paint color palette for the exterior surfaces of the home.

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

The Applicants request approval to build a small addition on the rear elevation, enclosing the rear porch, as well as to enclose a door opening on the rear elevation and enclose a window opening on the north side elevation. The proposed changes are to accommodate a new master bedroom and bathroom and create a new bedroom closet.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior urban lot consisting of 0.13 acres (60’ by 93.4’), which is bordered on the south side and rear by a public alley. This property contains a frame vernacular single-family house constructed in 1922, and expanded in 1972, which is a contributing building in the South Lake Morton Historic District. This house is a one-story structure with a side-gabled roof and shed-roofed, full-width front porch supported by five brick columns. The home features drop-lap wooden siding. Alterations include replacement windows on the front façade and side and rear additions.

The request proposes to enclose the rear porch area, consisting of 131.75 square feet (15.5’ X 8.5’) underneath the existing roof to create a utility room and master bathroom. This enclosure would be clad in drop lap wood siding and painted to match the existing siding of the house. The current screen door opening would be framed to accommodate a new solid 6-panel door.

Also proposed is a door enclosure on the rear elevation wall that faces south, as well as a window opening on the north side of the house. Both enclosures will be framed in and cladded with wooden drop lap siding painted to match the house.

APPLICABLE GUIDELINES:

The Secretary of Interior’s Standards for Rehabilitation and the City of Lakeland’s Design Guidelines: A Guide to the Exterior Design of Buildings in the Dixieland, Beacon Hill, East Lake Morton, South Lake Morton, Lake Hunter Terrace, and Biltmore/Cumberland Historic Districts 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 #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 5: Rehabilitation of Contributing Buildings.

Building Additions
- Should be limited to the rear of the main building
- Some styles, such as the Craftsman, Colonial Revival, Modern, and Mediterranean may support addition to the side, but recessed from the main facade. The roof pitch of the addition should match or be lower than the original roof pitch.
- All façade elements need to continue architectural elements and detail.

Windows and Doors
- Windows and doors should reflect the architectural style of the building.
- Existing windows, doors, cornices, siding, brackets, and other decorative details contributing to the building’s character should be retained.
- Window and door openings should be kept in the same proportion as originally provided. Window and door head heights should be consistent throughout the building.
- Replacement windows should retain the same pane patterns as the original if at all possible. Possible substitutes must be approved by the Historic Preservation Board.
- Entryways and doors should retain as many original features as possible.

Not Recommended/Not Acceptable:
- Modification that alters the character of the building.
- Removal of door or window details.
- Reducing window or door size.
- Use of stock windows, doors, posts, or other items not compatible with the house.
- Addition of out-of-scale features.
- Replacement windows that are smaller than the original.
- Windowpane patterns that are not the same as the original.
- Doors with lights should be appropriate for the time period; no stained glass, oval or circular windows in the doors.

ANALYSIS:

In evaluating the request against the Standards, the addition does not disturb the spatial relationships of the historic district or adversely affect any contributing houses nearby. The proposed addition will reflect the original materials of the house, as well as its minimal decoration, and will maintain the existing door opening and roofline, which is consistent with the Design Guidelines.

Staff finds the enclosure of the door opening at the rear of the house to be appropriate, as this wall is not visible from the street and will not adversely affect the architectural character of this house. Regarding the window enclosure, this window is located on the side elevation nearest to the front façade and can be seen easily from the street. This window appears to be an original wood double-hung sash, three-over-one window reflecting the
architectural style of this house. As enclosing this window opening would be inconsistent with the Design Guidelines, staff recommends maintaining this window and reconfiguring the interior floor plan to accommodate a closet for the new bedroom elsewhere.

**STAFF RECOMMENDATION:**

Staff recommends final approval of the request, with the condition that the side window opening that was requested to be enclosed is maintained.

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

The Applicant requests Final Approval for the demolition of the single-family house located at 1109 South Boulevard and the construction of a new 12-unit residential complex consisting of six (6) two-story duplex buildings and associated off-street parking on the subject properties.

SUMMARY OF BACKGROUND INFORMATION

The subject property at 317 E. Park Street is an atypical, irregularly shaped lot consisting of 0.92 acres. This lot has 75 feet of frontage along E. Park Street and 150 feet of frontage along South Boulevard. The parcel was created in 2007 by the previous owner through the conveyance of the rear yard portion of properties located at 211, 301, 305 & 309 E. Park Street to a vacant 0.26-acre lot located at the southwest corner of E. Park Street and South Boulevard. The subject property has only 75 feet of frontage along E. Park Street and 150 feet of frontage along South Boulevard. The bulk of the property is located in the middle of the block bounded by E. Belmar Street, South Boulevard, E. Belmar Street and S. Tennessee Avenue.

317 E. Park Street is contiguous with the property at 1109 South Boulevard, which consists of 0.19 acres (55' X 150') and contains a single-family residence constructed circa 1922, which has been heavily altered and is considered to be a noncontributing building in the South Lake Morton Historic District. The Applicant intends to combine this property with the property at 1109 South Boulevard, which will require a replat in accordance with the City’s subdivision regulations.

Following removal of the house located at 1109 South Boulevard, the Applicant proposes to build six two-story duplex structures on the subject property. Each of the duplex buildings has a Neo-traditional aesthetic with side-gabled roofs and projecting gable ells, lapped siding with a brick watertable foundation, front porches supported by tapered columns on brick plinths, and three-over-one windows. Additional architectural features include knee brackets in the gables along with stickwork siding detail; corner boards; vertical and horizontal banding; and a decorative, bracketed ledge beneath the grouped windows on second floor primary facades.

Four building types are proposed:

- Type A – Units 1 and 2. The duplex building located at the corner of E. Park Street and South Blvd.; has one front porch for each dwelling unit that faces each street frontage. Each dwelling unit of this building will contain two bedrooms.
• Type B – Units 3 and 4. The duplex building located immediately south of Type A building and is the mirror image of this type; has one front porch for each dwelling unit that will face South Blvd. and the shared access driveway into the interior of the property. Each dwelling unit of this building will contain two bedrooms.

• Type C – Units 5 through 10. Three duplex buildings with two separate front-facing porches (one porch per dwelling unit) located on the north and west sides of the interior of the property. Each dwelling unit of this building will contain two bedrooms.

• Type D – Units 11 and 12. The duplex building with a centrally-located, shared front porch located on the south side of the interior of the property. This building will be larger than the other building types with each dwelling unit containing three bedrooms.

Materials for this project include:

<table>
<thead>
<tr>
<th>Scope</th>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Cladding</td>
<td>Wood frame construction with painted Hardie board siding and trim; brick veneer wainscot/watertable only on front façade and portions of side facades</td>
</tr>
<tr>
<td>Windows and Doors</td>
<td>PGT or Mi single-hung sash aluminum with exterior applied muntin (three-over-one)</td>
</tr>
<tr>
<td>Roof</td>
<td>Asphalt architectural shingles</td>
</tr>
<tr>
<td>Porch</td>
<td>Concrete steps and floors with brick wrapped column bases and side walls with wood framed columns</td>
</tr>
<tr>
<td>Eave Brackets</td>
<td>Wood</td>
</tr>
<tr>
<td>Colors</td>
<td>TBD</td>
</tr>
</tbody>
</table>

The submitted site plan shows some, but not all building setback dimensions. A detailed site plan showing all building setbacks for each duplex is necessary to determine compliance with the property’s MF-12 zoning district and Urban Neighborhood Context District.

**APPLICABLE GUIDELINES:**

The Secretary of Interior’s Standards for Rehabilitation (“Secretary’s Standards) and the City of Lakeland’s Design Guidelines: A Guide to the Exterior Design of Buildings in the Dixieland, Beacon Hill, East Lake Morton, South Lake Morton, Lake Hunter Terrace, and Biltmore/Cumberland Historic Districts (“Design Guidelines”) are the basis for review per the City of Lakeland Land Development Code (“LDC”), Article 11: Historic Preservation Standards.

The following section of the Land Development Code applies to this project:

Article 11, Section 6.3.c. Demolition is generally discouraged and shall be reviewed with regards to:

1. The architectural significance of the building or structure. Architectural significance shall be determined by the Design Review Committee (“DRC”) at the time of the demolition request and shall be based upon documentation of the property’s architectural integrity and historical or cultural significance. Designation of the building or structure as “non-contributing” by the most recent historic district survey does not preclude the DRC from making a determination of architectural significance.

2. The contribution of the building or structure to the history or origins of the historic district.

3. The future utilization of the site, including any replacement buildings or structures.

The following Secretary’s Standards, as summarized, apply to this project:

**#9** New construction will not destroy spatial relationships that characterize the historic district. The new work will be differentiated from the old and will be compatible with historic materials, features, size, scale and proportion, and massing to protect the integrity of the historic district.
New construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic district would be unimpaired.

The following Design Guidelines apply to this project:
Chapter 4, Design Principles and Elements for New Construction, pages 4-1 to 4-9.

- Proportion – the scale and massing of the new building, including its fenestration, roof height and shape, and elevation should be designed at the human scale and should respect and be compatible with surrounding contributing buildings.
- Alignment and Spacing - The front facades of buildings should be closely aligned with other buildings on the block to maintain a uniform setback. Consistent spacing of buildings maintains the rhythm that was historically intended for the neighborhood and block. The scale (height-to-width ratio) of a street-facing facade should be compatible with and maintain the proportions established by the adjacent structures. Building setbacks should reflect traditional siting dimensions.
- Orientation - The orientation of a new building should respect that of its neighbors. The main entrance should be oriented to the street and in full view. Front widths of new construction should correspond with other adjacent building widths. Larger buildings should be designed so their facades are divided into smaller elements that relate to those of the surrounding neighborhood.
- 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
- The exterior paint color palette should complement surrounding buildings.
- Existing plant materials, such as mature trees, should be retained when a new building is built whenever possible. If this is not possible, new landscaping that complements the new building and the neighboring buildings and their landscaping should be installed.
- General Standards - Provide a transition between the street and front entrance; for residential buildings this should be a front porch feature. The intent is to prevent abrupt transitions with little or no definition between public and private space. Align common elements. Maintain the repetitive elements of the surrounding streetscape. Create a sense of layers, using steps, brackets, chimneys, vegetation, and other projecting elements. This can soften the starkness of a flat wall, make a building seem less massive, and help maintain a good relationship with the street.

**ANALYSIS:**

In evaluating the demolition request with the criteria of Article 11, Section 6.3.c, staff finds:

1. According to the Polk County Property Appraiser, the house located at 1109 South Blvd. was built in 1922, and was significantly altered about 1975. Alterations include aluminum replacement windows and doors, vinyl siding, soffit, and fascia, and the enclosure of the front porch. Because of these alterations and the resulting loss of architectural integrity, this home was determined to be noncontributing to the South Lake Morton Historic District when this district was established in 1985.

2. This house remains a noncontributing building in the South Lake Morton Historic District.

3. The request contemplates the new construction of six, two-story duplex buildings. While the building design and site plan for these replacement structures will require revision and Final Review and Approval by the DRC, the conceptual plan satisfies the consideration for demolition.
In evaluating this request with the applicable Standards and Design Guidelines, staff finds:

1. The proposed project introduces a nontraditional pattern of development on the interior portion of the subject property, but respects the spatial relationship established by the existing historic buildings located along South Boulevard and E. Park Street. The project represents contemporary construction methods and new materials, but will be compatible with historic materials, features, design, massing, and scale.

2. Building Proportion, Alignment, and Orientation:
   - The foundation height appears to be appropriate, but a detailed drawing showing the height dimension from at-grade to the top of the foundation is needed. The minimum foundation height is 21 inches.
   - The floor-to-ceiling height of 11 feet appears to be compatible with historic building precedent; the overall height of the building needs to be detailed on the final elevation drawings.
   - The two buildings along E. Park Street and South Boulevard are compatibly aligned with adjacent buildings on this block and oriented towards the streets.
   - The four buildings to the interior of the subject property are oriented towards the shared access drive proposed for this development, but do not reflect the traditional alignment or orientation of the neighborhood due to the irregular lot configuration.

3. Materials and architectural ornamentation:
   - The proposed materials and architectural ornamentation are consistent with the Design Guidelines.
   - The design of the windows and doors is appropriate for use on a building reflecting the Frame Vernacular or Bungalow style. The material(s) of the front and rear doors will need to be verified for compatibility.
   - Staff suggests varying architectural details for each building, such as the shape of porch columns, gable ornamentation, roof and paint colors, to provide visual interest and distinction between the buildings.

4. Entrance Feature: Each of the buildings feature front porches, but the minimum depth of 8 feet, as required by the Urban Form Standards, needs to be confirmed and detailed on a floor plan or the site plan.

5. Design Elements:
   - The massing of the front and side elevations of the buildings has been softened by the use of projecting porches, ells, and bump-outs, decorative vertical and horizontal casing, as well as differing materials on the foundation and siding. For the Type A building (units 1-2), the brick veneer foundation treatment should be continued to the rear of the building, as this elevation reads as a ‘side’ elevation from E. Park Street. For all other buildings, the rear elevation may remain as submitted without the brick treatment.
   - While a gable roof is an appropriate shape, the pitch of the roof appears to be steeper than surrounding buildings and may result in a building height that is out of proportion with neighboring structures; the roof pitch may need to be lowered.

6. Landscape Elements:
   - The interior portion of the subject property features several mature trees and a park-like environment; native landscaping should be incorporated into the site design.
   - Stormwater management should be distributed throughout the site, and not clustered in a suburban style detention pond as shown on the site plan, to retain original landscape features.
While the DRC is not tasked with making decisions related to conformance with zoning requirements, staff evaluated the project with the Land Development Code (LDC), Article 3, Urban Form Standards, and made the following findings for the information of the DRC members:

1. Regarding building setbacks as shown on the submitted site plan and relative to the orientation of each building, the westernmost building does not meet the 20-foot minimum rear yard setback specified by the zoning. Building setbacks shown from the internal driveway, parking area and sidewalk for Units 5 through 10, appear to be less than the 10-foot minimum setback specified by the zoning. As such, multiples variances or PUD zoning will be required to develop the property as shown on the site plan.

2. This project is scheduled for Concept Site Plan Review by the Development Review Team on August 21st, after this staff report will be published. Staff anticipates that the project’s building design and site plan will change substantially in response to applicable building and life safety code requirements, and therefore, any changes to the project will be considered by historic preservation staff and may require additional review and approval by the DRC.

STAFF RECOMMENDATION:

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

1. Provide detailed architectural elevations and a floor plan for each type of duplex building showing dimensions of foundation, floor-to-ceiling, and total building height, and depth of front porches;
2. Provide a detailed site plan showing setback dimensions from all duplex buildings to property lines and the internal driveway/parking area/sidewalks;
3. Revise the site plan to distribute stormwater management instead of one large detention/retention pond;
4. Continue brick veneer foundation treatment to rear of Type A building;
5. Suggest that the Applicant work with the Parks and Recreation Dept. to develop a site plan that preserves the park-like character in the interior of the block through the preservation of the existing tree canopy, incorporation of low impact design elements (i.e. rain gardens, bioswales, and pervious pavement systems which reduce or eliminate the need for a conventional stormwater retention pond), and consider reducing the overall number of buildings from six (6) to five (5); and
6. Suggest varying the design details of each building, such as the shape of porch columns, gable ornamentation, roof and paint colors, to add visual interest and distinction between the buildings.

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

FIRST FLOOR PLAN, TYPE B
SECOND FLOOR PLAN, TYPE B

LIVING ROOM
LIVING ROOM
BEDROOM
BEDROOM
BEDROOM
BEDROOM
BEDROOM
BEDROOM
BATHROOM
BATHROOM
FIRST FLOOR PLAN  TYPE C

SECOND FLOOR PLAN  TYPE C
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SOUTH ELEVATION, TYPE A

1st FL - 7'-10" high
2nd FL - 11' - 3/4" high

EAST ELEVATION, TYPE A

1st FL - 7'-10" high
2nd FL - 11' - 3/4" high

WEST ELEVATION, TYPE A

1st FL - 7'-10" high
2nd FL - 11' - 3/4" high

NORTH ELEVATION, TYPE A

1st FL - 7'-10" high
2nd FL - 11' - 3/4" high
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