AGENDA
HISTORIC PRESERVATION BOARD
City Commission Conference Room
September 26, 2019 8:30 A.M.

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 August 22, 2019 Historic Preservation Board meeting minutes.

III. Old Business:
   A. Date of rescheduled CLG Training still to be determined.

IV. New Business:
   A. Nomination and election of HPB Chair and DRC Chair (HPB Vice-Chair)
   B. Historic Home Workshop, Saturday, October 12th, 8:00am – 1:00pm. Volunteers needed to staff HPB table in Exhibit Hall.

V. Adjourn for Design Review Committee.
MINUTES

HISTORIC PRESERVATION BOARD
City Commission Conference Room
Thursday, August 22, 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, Jeremy Moses, Ursula Radabaugh, MeLynda Rinker, 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 August 22, 2019 meeting of the Historic Preservation Board (“Board”) to order at 7:30 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. Kyle Clyne motioned to approve the June 27, 2019 meeting minutes as submitted. Ms. Lynn Dennis seconded the motion. The motion passed unanimously.

III. Old Business: None

IV. New Business:
   A. Staff reminded the Board Members about the upcoming CLG Training presented by Florida Division of Historical Resources staff and scheduled for Wednesday, September 11, 2019 at 9:00 a.m.

V. Adjournment
There being no further business, the meeting adjourned at 7:34 a.m.

Chairman, Historic Preservation Board
Senior Planner, Historic Preservation
8:15am – 9:00 am

Session A: Room 121
Walls Not Needed: Crime Prevention and Neighborhood Watch
*Cynthia Sharp, Community Services Unit Supervisor, Lakeland Police Department*
Crime Prevention Through Environmental Design (CPTED) stresses the importance of providing effective lighting, landscaping, site plans, and building designs to create an environment that deters criminal activity. This workshop will discuss these principles and explain the processes towards creating a neighborhood watch program within your neighborhood.

Session B: Room 119
Navigating the Historic District Design Review Process
*Emily Foster, Historic Preservation Planner, City of Lakeland*
This workshop provides an overview of the Historic Preservation Board’s Design Review process, which serves to protect the architectural integrity of buildings in the City’s historic districts. Learn how to navigate this process and comply with the Historic District Design Guidelines when making changes to your home’s exterior.

Session C: Room 101
Let’s Build Something! Building Permitting
*Franklin Adams, Plans Examiner I, City of Lakeland*
Uncertain if you need a building permit for your weekend project? What information will you need, and how do you apply for the necessary homeowner permit? This workshop will provide information to guide you through the building permitting and inspection process.

9:15am – 10:15am

Session A: Exhibit Hall, at the Wood Window Makeover exhibit space
Introduction to Wood Window Craft
*Steve Quillian, Owner and Master Craftsman, Quillian Craftsman LLC / Wood Window Makeover*
Demystify the wood sash window. This workshop will introduce you to the craftsmanship of wood window sash making, as well as restoration techniques and advice.

Session B: Room 119
Planning for Preservation
*Danny Moody, Owner and Restoration Specialist, Pro Historical, Inc.*
Feeling overwhelmed about which project to tackle first? Find relief at this workshop, where you will be guided on organizing and prioritizing the restoration projects your home needs. Also learn how to create a realistic plan to keep up with the repair and maintenance of a historic house.

Session C: Room 101
The History of Bartow’s Wonder House
*Krislin Kreis and Drew Davis, Owner-Restorers*
This presentation will provide an in-depth look into the history of Bartow’s Wonder House. Learn about how this house and its many inventions put Bartow on the map as a top tourist destination in the 1930s.
WORKSHOP PRESENTATION SCHEDULE

10:30am – 11:30am

Session A: Room 121
Outside the Old House
Jo-Anne Peck, Owner, Preservation Resource, Inc./ Historic Shed
Exterior details on old houses are often more than just decoration. Discover the functions and purpose of exterior architectural details, and which are historically appropriate for your home.

Session B: Room 119
Code Enforcement 101
Jim Dehne, Code Enforcement Supervisor, City of Lakeland
This workshop will provide information on common code violations, Lakeland’s efforts to resolve violations including neighborhood sweeps and cleanups, and share some of Lakeland’s successes in ensuring safe, attractive neighborhoods through code compliance.

Session C: Room 101
Discover Your Home’s Past
LuAnn Mims, Special Collections Librarian, Lakeland Public Library
Find out how to research the history of your historic home by using resources available at the Lakeland Public Library and Polk County History Center. This session will offer advice about discovering the previous residents of your home, as well as information about changes your home may have undergone.

11:45am – 12:45pm

Session A: Room 121
Mitigating Water Intrusion
Angel Corrales, Owner and Restoration Specialist, Corrales Artisans and Consultants LLC
Does your house have wood rot, mold, or mildew? Learn how to identify and fix different types of problems associated with water intrusion and moisture build-up that can occur in older homes.

Session B: Room 119
Are Steel Window Worth Saving?
Scott Sidler, President and Master Craftsman, Austin Historical
As more mid-century buildings and neighborhoods mature into historic preservation candidates, the question about if and how their steel windows should be restored becomes more important. This session will cover the basics of steel windows, dive into their value and quirks, teach you how to get started restoring and upgrading the energy efficiency of your steel windows, and give you a sense of what’s involved and what’s important when it comes to steel windows.

Session C: Room 101
Insuring History: Insurance for Older Houses
Jason Heacock, President, Heacock Insurance
Vicki Sheward, Personal Lines Manager, Heacock Insurance
Owning an historic home can present some unique challenges when it comes to finding adequate insurance coverage. This workshop will explain terms and options homeowners should consider when selecting a new policy or renewing an existing one.
1:00 pm

Tour of Frank Lloyd Wright Buildings on Florida Southern College Campus
Tory King, Director of Operations and Visitor Experience, Sharp Family Tourism & Education Center, Florida Southern College

The Historic Home Workshop takes place in the Lucius Pond Ordway, Jr. Building, one of the buildings designed by famed architect Frank Lloyd Wright on the Florida Southern College campus. Experience some of Mr. Wright’s other buildings on this guided tour, which begins with a description of his vision for the campus and the unique method of construction he chose for the site. After leaving the Center, you will walk across the campus as the docent tells the story of each of the Wright designed structures, including the Annie Pfeiffer Chapel and the Danforth Chapel, and explore their beauty from within. Tour begins at the Sharp Family Tourism and Education Center, 840 Johnson Avenue, across the street from the Ordway Building.
AGENDA
DESIGN REVIEW COMMITTEE
City Commission Conference Room
September 26, 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 August 22, 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. HPB19-006 – 322, 324, 325 S. Lake Avenue and 810 E. Lime Street – On behalf of Lake Lime LLC, Mr. Steve Boyington requests an amendment to the Certificate of Review granted for this project on February 28, 2019.

B. HPB19-166 – 1062 King Avenue – Mr. Joshua Hamilton and Hulbert Homes, Inc. request approval to build a new single-family house at this address.

C. HPB19-170 – 829 E. Orange Street – Mr. Greg Wilkerson with Gunlock Homes 1 LLC requests approval to undertake a major rehabilitation of the principal and accessory buildings at this address.

V. Other Business: None.

VI. Adjournment.
MINUTES

DESIGN REVIEW COMMITTEE
City Commission Conference Room
Thursday, August 22, 2019

(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, Design Review Committee met in Regular Session, Kyle Clyne (Chair), Tim Calhoon, Lynn Dennis, Dan Fowler, Jeremy Moses, Ursula Radabaugh, and Linda Trumble were present. Historic Preservation Board member Melynda Rinker, and Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation, and Matthew Lyons, Principal Planner, were also present.

I. Call to Order and Determination of a Quorum

The meeting was called to order by Chairman Kyle Clyne at 7:34 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Ms. Ursula Radabaugh motioned to approve the June 27, 2019 meeting minutes. Ms. Linda Trumble 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 6/26/19 – 8/16/19 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. HPB19-147 – 735 Angelina Lane – Mr. Andrew Boccia requests approval to build a new single-family residence 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 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 square bases and capitals. An integrated lanai at the rear of the house is also featured. Materials proposed for the new house include: a concrete stem wall foundation raised 21” above grade; stucco siding on the ground floor and wood board-and-batten siding on the second floor, as well as in the front and rear gables; Hardie board trim and casing; vinyl single-hung sash windows with a 6/1 lite configuration; a steel full-lite front door and the rear elevation will have a vinyl sliding glass door and a steel 6-panel door; the roof will be covered in asphalt architectural shingles and a Hardie fascia and vinyl soffit will be used; and a finished concrete porch floor and steps with wood columns. The exterior paint colors are to be determined.

Ms. Foster stated that the site plan for the project shows orientation of the front facade towards Angelina Lane, and the proposed building setbacks 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 also meets building setbacks, but is not planned to be built at this time.
Ms. Foster commented that Secretary’s Standards 9 and 10 and Chapter 4 of the Design Guidelines were used to evaluate the request. In looking at the context of the site and surrounding properties along Angelina Lane, the adjacent properties 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. 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.

Staff mentioned that when this project was initially reviewed, a rendering was submitted by the Applicant showing a hipped roof and taller first floor windows with a nine-over-one lite configuration on the front façade. Staff suggested using the taller windows as shown on this rendering for the first-floor windows only, as this reflects traditional window proportions that serve to convey public and private space within the house and are of an appropriate scale. The smaller 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.

As the request met the intent of the Standards and Design Guidelines for new single-family construction, staff recommended 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 original rendering of the project;
2) Recess all windows into the exterior wall surface to provide a shadow line and use exterior-mounted, dimensional muntins/grid on all windows;
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.

Mr. Andrew Boccia was present in support of the request. The Committee asked if he was agreeable to the conditions recommended by staff, to which he replied in the affirmative.

**MOTION:** On 8/22/19, the DRC granted approval of the request with the following conditions as recommended by staff, to be reviewed and approved by staff prior to permitting (T. Calhoon/L. Dennis, 6-0): 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.

**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.

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 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 a side addition. 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. The porch 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 of these enclosures are proposed to be framed in and cladded with drop lap wood siding and painted to match the house.

Ms. Foster commented that Secretary’s Standards 9 and 10 and Chapter 5 of the Residential Historic District Design Guidelines were used to evaluate this request. In evaluating the request against the Standards, staff found that the addition/enclosure 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 found 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. Therefore, Staff recommended final approval of the request, with the condition that the side window opening that was requested to be enclosed is maintained.

Ms. Shane Howard was present in support of the request. Ms. Howard asked if the window had to remain, could it be enclosed from the interior so that they could still build a closet along that wall, to which Ms. Foster replied yes. Mr. Dan Fowler and Mr. Kyle Clyne commented that doing so could create problems with moisture build-up. There was a brief conversation about enclosing just the window opening with matching siding and leaving casing, but it was decided that with the existing side addition and the window butting up to the addition, that this would not be ideal, given the other alterations present.

MOTION: Approval of the request as submitted. (T. Calhoon/L. Dennis, 6-0)

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.

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 at 317 E. Park Street is an irregular lot consisting of 0.92 acres. 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. This lot has 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. Park 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 and contains a single-family residence constructed circa 1922, which has been substantially altered and is considered to be a noncontributing building in the South Lake Morton Historic District. The Applicant intends to combine 317 E. Park Street with 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, each of which shares similar architectural features and design. Staff showed the Applicant’s architectural drawings for each building type and their proposed location on the site plan. Materials for this project include: wood frame construction with painted Hardie board siding and trim; brick veneer wainscot/watertable on front building façade and portions of the side facades; single-hung sash aluminum windows with exterior applied muntins in a three-over-one configuration; and asphalt architectural shingle roof; the porch will have concrete steps and floors with brick-wrapped column bases and side walls supported by wood framed, tapered columns; the eave brackets will be wood. Paint colors are to be determined.

Staff commented that this request was evaluated using the demolition considerations within Article 11 of the LDC, Secretary’s Standards 9 and 10, and Chapter 4 of the Residential Historic District Design Guidelines. In evaluating the demolition request with the three demolition considerations, staff found that 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. This house remains a noncontributing building in the South Lake Morton Historic District. The request contemplates the new construction of six, two-story duplex buildings. While the building design and site plan for these replacement structures may require revision and additional review by the DRC, the conceptual plan satisfies the consideration for a replacement structure following demolition.

In evaluating this request with the applicable Standards and Design Guidelines, staff found that 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. Regarding Building Proportion, staff found that 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. Additionally, the floor-to-ceiling height of 11 feet appears to be compatible with historic building precedent, but the overall height of the building needs to be detailed on the final elevation drawings. Regarding orientation and alignment, staff found that the two buildings along E. Park Street and South Boulevard are compatibly aligned with adjacent buildings on this block and oriented towards the street. The four buildings on the interior of the 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. Regarding materials and architectural ornamentation, staff found that 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, but the material of the front and rear doors will need to be verified for compatibility. Staff also suggests varying architectural details for each building, such as the shape of porch columns, gable ornamentation, siding profiles, and roof and paint colors, to provide visual interest and distinct character between the buildings. Changing the design details for each building more accurately reflects historical building development in the surrounding neighborhood. With regard to the building design elements, staff found that 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. 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, 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. Finally, 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. Finally, Regarding Landscape Elements, staff found that 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 consolidated in a suburban-style detention pond as shown on the site plan, in order 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 Article 3, Urban Form Standards, and made the following findings for the information of the DRC members:

1) Regarding building setbacks and relative to the orientation of each building, the westernmost building does not meet the 20-foot minimum rear yard setback specified by the property’s MF-12 zoning. Building setbacks shown from the internal driveway, parking area and sidewalk for Units 5 through 10, also appear to be less than the 10-foot minimum setback. As such, multiples variances or PUD zoning will be required to develop the property as shown on the site plan.

2) This project received Concept Site Plan Review by the Development Review Team on August 21st, and the building setback, detention pond, and landscaping concerns were noted. Staff anticipates that the project’s building design and site plan may change substantially in response to these comments, 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 recommended approval of the request with the following conditions, to be reviewed by staff prior to permitting:

1) Provide detailed architectural elevations and floor plans showing dimensions of the 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 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, and consider reducing the overall number of buildings from 6 to 5; and
6) Suggest varying the design details of each building, such as the shape of porch columns, gable ornamentation, siding profiles, and roof and paint colors, to add visual interest and distinction between the buildings.

Mr. Jon Kirk was present in support of the request. Mr. Kirk gave an overview of the project, showing photographs of buildings surrounding the properties, which are a mix of historic buildings and noncontributing buildings. Mr. Kirk mentioned that the existing driveway used by 1109 South Boulevard is where the new access drive would be located. He pointed out that the project’s roof pitch and porches would be similar to the single family attached townhome built recently. Related to the roof pitch, given the downward slope of the property to Belmar Street, the roofs of the duplexes will fit in with surrounding buildings. Mr. Kirk detailed the changes that have been made to site plan in response to initial comments from staff with regard to driveways/brick pattern inlay and moving the buildings close to the street.

Mr. Kirk also explained his disagreement with staff’s interpretation of building setback requirements for duplexes located on the interior of the parcel, as well as the determination of the development as a subdivision. Mr. Matt Lyons interjected that the proposal was not a subdivision, and that there is an issue with the way this parcel was created because it involved the conveyance of portions of multiple lots that was never given subdivision review and substantially reconfigured the lot, so subdivision review should be done by a replat. Mr. Kirk disagreed with Mr. Lyon’s opinion and stated that he is still interpreting the regulations to be applied with the project.

Mr. Kirk commented that the staff recommendation called for applied muntins on the windows, but he has run into a problem on another project concerning PGT and M/I windows not manufacturing an insulated window with an applied muntin. Mr. Kirk stated that they would like to revise the window and will use a window with an applied muntin if they can find it, but to his knowledge, this does not exist. Ms. Foster replied that she would recommend using a one-over-one window without a simulated divided lite appearance.
Ms. MeLynda Rinker asked Ms. Foster about the staff report comment to reduce the number of buildings from six to five. Ms. Foster responded stating that comment was intended to reduce the impact on the environment and preserve some of the existing landscaping on site.

Mr. Lyons asked Mr. Kirk about his role in the project and expressed concern based upon the property owner’s previous multi-family building project that this project receive Mr. Kirk’s oversight to ensure execution matching the DRC’s approval. Mr. Lyons indicated that the previous project was not received well by the neighborhood, and the proposed project was a larger, complex project. Mr. Kirk asked if that was a part of the DRC purview, to which several DRC members responded no. Mr. Lyons indicated that the property owner’s track record is a consideration for the DRC and they should know how the project will be managed. Mr. Clyne stated that the DRC is looking at the project only in terms of the guidelines. Ms. Foster commented that to Mr. Lyon’s point, the HPB is aware of problems with new construction in properly executing design details approved by the DRC.

Mr. Tim Calhoon mentioned the sixth condition in the staff report and recommendation concerning varying the architectural details of each building, and asked Mr. Kirk if this would be problematic. Mr. Kirk responded that the short answer was no, but he would like clarification as to the intent and rationale of the condition. There was a brief discussion between the DRC members, staff, and Mr. Kirk.

Mr. J.D. Arbuckle, 309 E. Park Street, asked if there will be a fence abutting his property, to which Mr. Kirk responded yes. Mr. Arbuckle asked about tree preservation along his property line, to which Mr. Kirk replied that the intent is to keep the trees along the property lines and within 5 feet of the property lines. Mr. Kirk mentioned that as the site plan is further refined, and the exact location of driveways is established, will determine if any trees need to be removed, but the intent is to keep as many trees as possible. Mr. Arbuckle approved of the design of the duplexes and liked the idea of Mr. Kirk being involved throughout the project.

Mr. Larry Howell, 1041 South Boulevard, asked about parking requirements on site, and commented that the driveways as shown would force cars to park on either E. Park St. or South Blvd. Staff commented that on-street parking was not allowed on E. Park Street near the project and South Blvd. Mr. Kirk confirmed that two cars could park on the driveways. Mr. Howell also expressed concern about the detention pond, to which Mr. Kirk stated that what was shown would change in response to the City’s site plan review comments, and that the pond was not final.

**MOTION 1:** Approval of the request to demolish the house located at 1109 South Boulevard (T. Calhoon/L. Dennis, 6-0).

**MOTION 2:** Conceptual approval of the request for new construction as submitted. (T. Calhoon/L. Dennis, 6-0)

After the vote of both motions, there was a brief discussion to clarify what design details would be needed for final approval. Staff responded that dimensioned elevation drawings and site plan were needed to reflect any changes made to either the site or building design based upon the discussions in this meeting. Mr. Kirk pointed out the problems in the staff condition to continue the brick foundation on the Type A building. Mr. Kirk confirmed that the DRC was not looking for a whole new reinvention of the project. There was a brief discussion about the level of detail needed and whether it may bog down a project. Several DRC members and staff commented that there is flexibility in design details, especially related to new construction, and that the Committee works with applicants to provide latitude in design details.

V. **Other Business:** None.

VI. **Adjournment:** There being no further business, the meeting adjourned at 8:59 a.m.
1. 329 E MAIN ST (Contributing Building) - Remove the deteriorated decorative 'washtable' at the front of the scrolled parapet (comprised of architectural foam, plywood decking, sheet metal and supported by steel brackets) and replace using new architectural foam, plywood decking, and sheet metal crafted to match the appearance of the original washtable. Additional galvanized supports will be used to secure the new washtable.
Subject to the following conditions: (HPB19-160)

2. 206 E PINE ST (Contributing Building) - Repainting commercial building using the following paint colors:
   SW7066 Gray Matters
   SW6871 Positive Red
   SW6772 Cay
   SW7069 Iron Ore
Also replacing the fabric awning with a new fabric awning black in color.
Subject to the following conditions: (HPB19-161)
3. 831 COLLEGE AV (Contributing Building) - Replacing a wood double-hung sash window (9/1) on the south side elevation of the house, near the back of the house, with an Andersen Series A Architectural aluminum clad wood window (6/1). The window opening will be shortened from 28" X 64" to 28" X 40" to accommodate an interior remodel. The upper casing will remain as-is, and the sill is planned to be reused and moved up effectively shortening the opening. The lower portion of the window opening will be enclosed to match the cedar shake siding that exists on the house.
Subject to the following conditions: 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. (HPB19-162)

4. 950 RUBY ST (Non-Contributing Building) - Enclose one window opening on west (secondary) wall of house, near covered side porch, with painted concrete block to match the exterior wall of this house.
Replace an aluminum window on the front elevation with a PVC Silverline 70 series single-hung sash window (FL#14911)
Subject to the following conditions: (HPB19-163)

5. 417 W BELVEDERE ST (Contributing Building) - Installation of an in-ground swimming pool in the rear yard of the subject property.
Subject to the following conditions: (HPB19-164)

6. 1509 S FLORIDA AV (Non-Contributing Building) - Face change of existing double-sided monument sign containing three tenant panels with an overall area of 52 SF.
Subject to the following conditions: (HPB19-165)
7. 1511 S NEW YORK AV (Contributing Building) - Partial replacement and expansion of an existing 6 ft. tall wood fence enclosing the rear yard of the subject property with a new 6 ft. tall wood fence. A new double fence gate will feature corrugated metal accents. Subject to the following conditions: (HPB19-167)

8. 1041 S DAKOTA AV (Contributing Building) - Replace all windows (appear to be original DHS wood 1/1) with JeldWen single-hung sash vinyl windows (FL#14104.6) with 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.

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9. 120 W BELVEDERE ST (Contributing Building) - Installation of 160 linear feet of 70" tall white PVC fence along the east side and rear property lines at the rear yard of the subject property. Subject to the following conditions: (HPB19-169)

10. 517 FINNEY ST (Contributing Building) - Installation of an aluminum accessibility ramp at the rear of the home on the subject property. The ramp will be attached to an existing wooden deck on the east side/rear entrance. Subject to the following conditions: (HPB19-171)
701 W BELMAR ST (Contributing Building) - This house features non-original windows, doors, and T111-type vertical siding.

The replacement siding will be Hardie board lap siding with a 5.25" exposure; replacement windows will match existing opening sizes and will be JELD-WEN vinyl single-hung sash windows (FL#14104.6); replacement front door will be a PlastPro fiberglass half-lite door (FL#15213.9); replacement back door will be a PlastPro fiberglass solid 6-panel door (FL#15220.6); and replacement roofing will be Tamko asphalt architectural shingles (FL#18355).

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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12. 801 CUMBERLAND ST (Contributing Building) - Restoration of the currently enclosed front porch to its original, open configuration. Removal of the non-original bay window on the west side elevation that enclosed three original window openings, and installing three historically accurate windows with compatible casing, trim, sill, and mullions, as well as divided lite configuration matching original windows in the house. All materials will be in-kind to match the remaining original materials in the house. 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 “SANDWICHHED” 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.

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13. 1017 LEXINGTON ST (Non-Contributing Building) - Replace existing 6 panel door with a ThermaTru fiberglass soft arch door (FL#15225.3). Subject to the following conditions: (HPB19-174)

14. 433 S WILSON AV (Non-Contributing Building) - Installation of a 12' X 16' (192 SF) shed in the rear yard of the subject property. Shed will feature a gable roof covered in asphalt shingles, LP Smartside siding, double doors, and a sliding window. Subject to the following conditions: (HPB19-175)

15. 511 MCRORIE ST (Contributing Building) - Installation of a 4 ft. tall black ornamental aluminum fence in the Success Avenue and McRorie Street street-side yards meeting the visibility triangle requirements of the LDC. Subject to the following conditions: (HPB19-177)

16. 1015 MISSISSIPPI AV (Contributing Building) - Installation of 335.5 linear feet of 6 ft. tall wood privacy fence enclosing the side and rear yards of the subject property. Subject to the following conditions: (HPB19-178)
Certificates of Review Administratively Approved
Between 8/17/2019 and 9/17/2019

17. 1212 S FLORIDA AV #2 (Non-Contributing Building) - Face change of existing hybrid monument sign; 14.12 SF (3.08' X 4.58') double sided sign 2'' thick HDU (sign foam) with raised letters.
Subject to the following conditions: (HPB19-179)

18. 135 E BELMAR ST (Contributing Building) - Replacement of 13 original double hung sash wood windows with a 1/1 lite configuration with 13 MI aluminum single-hung sash windows with a 1/1 lite configuration (FL#15217.4), matching original window opening. Existing mullions of paired windows must remain.
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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19. 736 JEFFERSON AV (Non-Contributing Building) - Restoration of side panel window adjacent to picture window to include wood replacement to rotted effected areas, new hardware (nails, hinges, closures), and replacement stucco where it has to be removed to repair rotten wood, and new paint and sealant. New materials will match or be similar to the old materials.
Subject to the following conditions: (HPB19-181)
Certificates of Review Administratively Approved
Between 8/17/2019 and 9/17/2019
HISTORIC PRESERVATION BOARD  
DESIGN REVIEW COMMITTEE  
STAFF REPORT  
September 26, 2019

<table>
<thead>
<tr>
<th>Project #</th>
<th>HPB19-006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Type</td>
<td>New Multi-Family Construction</td>
</tr>
<tr>
<td>Property Address</td>
<td>322, 324, &amp; 325 S. Lake Avenue and 810 E. Lime Street</td>
</tr>
<tr>
<td>Historic District; FMSF#</td>
<td>East Lake Morton Historic District; N/A</td>
</tr>
<tr>
<td>Owner/Applicant</td>
<td>Lake Lime LLC / Mr. Steve Boyington and Ms. Erica Craig, WMB-ROI, Inc.</td>
</tr>
<tr>
<td>Zoning; Context District; SPI; Future Land Use</td>
<td>MF-22; Urban Neighborhood; Garden District SPI; Residential High</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Vacant</td>
</tr>
<tr>
<td>Adjacent Properties</td>
<td>Residential</td>
</tr>
<tr>
<td>Previous Approvals</td>
<td>3/17/2006 (2006-060) New Construction of an 8-Unit Multi-Family Building; This project was not realized due to the economic downturn beginning in 2007. 7/27/2017 (HPB17-114) Demolition and New Construction of a Single-Family House; Rehabilitation of existing house was determined infeasible and house was demolished in 2017; plan for new single-family house did not materialize. 1/24/2019 (HPB19-006) Conceptual approval granted for the new construction of two 3-story apartment buildings with several conditions. 2/28/19 (HPB19-006) Final approval granted for the new construction of two 3-story apartment buildings containing 99 units with several conditions.</td>
</tr>
</tbody>
</table>

REQUEST

The Applicants request an amendment to the Final Approval for this project, consisting of a modified building design and site plan.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of four vacant parcels located northwest and northeast of the intersection of East Lime Street and South Lake Avenue, and consist of 0.46 acres (140’ X 140’) at 325 S. Lake Avenue (western parcel), and 0.88 acres (approximately 180’ X 200’) for the remaining parcels (eastern parcels).

The architectural elevations and site plan for this request have been slightly modified since Final Approval was granted in February to address building separation requirements from the existing overhead power lines along both E. Lime Street and S. Lake Avenue. The footprints of each building have been shifted to the north. Two three-story buildings are still proposed, but the number of units has been reduced from 99 to 90. Each building will still have a public entrance feature, but this feature has been moved from E. Lime Street to S. Lake Avenue. With the exception of the entrance feature location, the contemporary aesthetic of the buildings’ façade design has not changed, and the same materials and colors are proposed as were approved in February.

Materials previously approved:

<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; Precast concrete panels with painted/textured finish; or CMU walls with painted stucco or Hardie siding.</td>
</tr>
</tbody>
</table>
Windows and Doors | Vinyl or Aluminum with low-E glazing in Bronze/Dark Chocolate color.
--- | ---
Decorative Railings | Powder coated aluminum or steel.
Roof | Membrane roofing behind a parapet wall
Colors | As submitted; a variety of Sherwin Williams neutral colors were chosen to blend with the neighborhood.

With regard to the site plan, the parking lots have been reconfigured, resulting in an increase of the number of parking spaces from 88 to 93. A six-feet-tall PVC fence with a wood finish is proposed along the boundaries of both parking lots, and a knee wall with landscape buffer is still proposed at both parking lot entrances along S. Lake Avenue. The proposed rain gardens have been removed.

As the site plan shows building setback dimensions and buffers that do not fully meet the requirements of the property’s MF-22/Urban Neighborhood Context District zoning district, staff has determined that an Administrative Adjustment can be approved for these items.

**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 ("Design Guidelines") are the basis for review per the City of Lakeland Land Development Code ("LDC"), Article 11: Historic Preservation Standards. The Garden District Special Public Interest District regulations ("Garden District Regulations") also apply to this project.

The following Design Guidelines apply to this project:

**Chapter 4, New Construction Guidelines**, 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 consistent with surrounding contributing 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.

The following Garden District Regulations apply to this project:

1. **Intent**
   - To provide incentive and mechanism for quality infill development.
   - To remove regulatory impediments.
   - To allow a variety of building forms that are sympathetic to the character of the area and that incorporate good urban design.
   - To preserve the historic fabric and assure architectural compatibility of new construction.

2. **Sub-District 4 Principle Uses Permitted by Right**
   - Multiple-family residential buildings

3. The subject property is located in the area of Sub-District 4 not eligible for a height bonus.
ANALYSIS:

In evaluating this request with the applicable Design Guidelines and Garden District Regulations, staff finds:

1. Building Bulk/Massing:
   - The horizontal massing of the buildings has been articulated by recesses and projections along this plane; the porches, entry features, central block recess, and material texture and color works in concert to avoid a monolithic appearance.
   - A decorative knee wall and landscaping will be used to soften the entrance to the surface parking lots and provide a visual connection to and continuation of the horizontal plane of the buildings.

2. Entrance Feature: A distinct public entrance tower feature was provided for both buildings along the S. Lake Avenue frontage and establishes compatible and clear orientation toward a primary street, as well as creates a pedestrian connection between the building and public sidewalk.

3. Design Elements:
   - The ground floor has been distinguished from the upper floors along the building façade through the use of material texture and contrasting paint, as well as louvered overhangs at the ground floor porches. This provides a distinct foundation for the building and provides a visual break in the vertical plane of the façade.
   - The wide horizontal cornice and overhang provides a definitive terminus to the building’s wall and references the Prairie architectural style.

4. Materials: The proposed materials are consistent with the Design Guidelines; precast concrete panels are compatible for use as long as a finish material or veneer is provided, such as brick, stone, or stucco, and in conjunction with using two or more such finishes.

STAFF RECOMMENDATION:

As the request is consistent with the intent of the Design Guidelines, staff recommends Final Approval of the amendment with the same conditions given with the previous approval, to be reviewed by staff prior to permitting.

(Conditions previously approved: 1) Windows must have exterior mounted grids/muntins if a simulated divided-lite appearance is used, and must be recessed from the surface of the exterior wall to provide a shadow line; and 2) Any signage for the project will require a Sign Permit Application and separate design review by staff.)

Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
Lime+Lake Apartments Paint Colors

Thursday, February 7, 2019  9:37 AM

Color Scheme

- **Soffit Color**: SW 9063 Porch Ceiling
- **Field Color**: SW 7511 Bungalow Beige
- **Trim + Accent Color**: SW 7102 White Flour
- **Base Color 1**: SW 6243 Distance
  - Interior / Exterior
  - Locator Number: 224-C6
- **Base Color 2 (Stucco)**: SW 7674 Peppercorn

Hardie Artisan Panel Accent Wall Colors

- **SW 6659 Captivating Cream**: View Details
- **SW 7102 White Flour**: View Details
- **SW 6386 Napery**: View Details
- **SW 6653 Delicious Melon**: View Details
  - Interior / Exterior
  - Locator Number: 122-C2

Casement or Single Hung (TBD) - Window Color: Bronze/Dark Chocolate

- 28”x72” Casement w/ 28”x24” Fixed divided transom window above is shown in the renderings and elevations
- If Single hung windows are chosen, the sash will add another division in the operable portion of the window
CONCEPTUAL SITE PLAN
This is a Conceptual Site Plan. Features depicted are subject to change pending Survey, Engineering, and Final Approval from applicable agencies.

This is a Conceptual Site Plan. Features depicted are subject to change pending Survey, Engineering, and Final Approval from applicable agencies.

**SITE CHARACTERISTICS**

1. **PROJECT DESCRIPTION:**
   - ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL CONSTRUCTION OF 90 UNIT APARTMENT COMPLEX WITH ASSOCIATED PARKING STORMWATER COLLECTION CHAMBERS".

   CHAMBERS SHALL MEET ASTM F2922 "STANDARD GRANULAR WELL GRADED SOIL/AGGREGATE SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED MIXTURES, <35% FINES. COMPACT IN 6" LIFTS TO 95% WALL STORMWATER COLLECTION CHAMBERS".

   STANDARD PROCTOR DENSITY. SEE THE TABLE OF NOMINAL 3/4" - 2" CLEAN, CRUSHED, ANGULAR STONE ACCEPTABLE FILL MATERIALS (AASHTO M43 #3 THROUGH #57 STONE SIZES ALLOWED).

   ADS 601 NON-WOVEN
   - FOR UNPAVED INSTALLATION WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24" [610 mm] MINIMUM.

   GEOTEXTILE (OR EQUAL) ALL AROUND 6" MIN.

   SC-740 END CAP
   - DESIGN ENGINEER RESPONSIBLE FOR ENSURING THE REQUIRED BEARING CAPACITY OF SUBGRADE SOILS 6" MIN.

   SC-740 TYPICAL CROSS-SECTION

2. **PROPERTY LOCATION & INFORMATION:**
   - PROPERTY LOCATION:
     - SITE IS LOCATED 322, 324 & 325 S LAKE AVE, AND 810 E LIME ST.
   - PROPERTY TAX ID#:
     - 242818-205000-023253, 242818-205000-007142
     - 242818-205000-007141, 242818-205000-007150
   - PROPERTY ACREAGE:
     - ±1.33 AC
   - FEMA FLOOD ZONE(S):
     - ZONE 'X'
   - MAP NUMBER:
     - 12105C0315 G
   - EFFECTIVE DATE:
     - DECEMBER 22, 2016
   - SECTION / TOWNSHIP / RANGE
     - 18 / 28 S / 24 E

3. **ZONING AND CONTEXT:**
   - MF-22, UNH

4. **DEVELOPMENT CHARACTERISTICS**
   - **PROJECT AREA:**
     - ±1.33AC
   - **SETBACKS:**
     - STREET MAIN (LIME ST):
       - 0 FT MIN / 15 FT MAX
     - STREET LOCAL (LAVE AVE):
       - 10 FT MIN / 20 FT MAX
     - REAR:
       - 20 FT MIN
     - ISAR:
       - XXXXXSQFT/XXXXXSQFT = XX.XX%
     - FAR:
       - XXXXXSQFT/XXXXXSQFT = XX.XX%

5. **PARKING**
   - **PARKING REQUIREMENTS**
     - MULTIPLE-FAMILY URBAN CONTEXT 1 BEDROOM
     - 1 SPACE PER UNIT
     - 1 SPACE X 90 UNITS = 90 SPACES
     - HANDICAP REQUIRED = 3 SPACES
     - PARKING PROVIDED
       - EAST PARKING SPACES:
         - 66
       - WEST PARKING SPACES:
         - 27
       - HANDICAP SPACES:
         - 4
       - TOTAL SPACES:
         - 93

   NOT FOR CONSTRUCTION
   - FOR REVIEW ONLY

   C5.0 PROJECT # 1015.19.A

   LOCATION MAP (N.T.S)

   20.0' PVC FENCE W/ WOOD FINISH

   18.0' PVC FENCE W/ WOOD FINISH

   4.9' PVC FENCE W/ WOOD FINISH
REQUEST

On behalf of Hulbert Homes, Inc., Mr. Hamilton requests approval to build a single-family house on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is a vacant corner lot in the Dixieland Historic District consisting of 0.16 acres (67.5’ wide x 83’ deep), which was subdivided recently from the lot to its north, known as 1058 King Avenue.

The proposed new construction is a one-story, single-family house with 1,946 square feet of living space. The house features a Frame Vernacular aesthetic with a hip roof and gabled ell, integrated front porch supported by square columns on brick plinths, and windows with a six-over-six Colonial-style simulated divided-lite grid. At the rear of the house is an integrated porch and an attached, single-car garage. Materials proposed for the new house include:

<table>
<thead>
<tr>
<th>Scope</th>
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<tbody>
<tr>
<td>Foundation</td>
<td>Concrete stem wall with 22” raised foundation, faux brick piers, and PVC lattice panels.</td>
</tr>
<tr>
<td>Exterior Cladding</td>
<td>Hardie siding with a 6” exposure. Hardie board-and-batten siding in the front gable.</td>
</tr>
<tr>
<td>Trim/Casing</td>
<td>Hardie trim and casing.</td>
</tr>
<tr>
<td>Windows</td>
<td>Vinyl single-hung sash; 6/6 lite configuration</td>
</tr>
<tr>
<td>Doors</td>
<td>Fiberglass quarter-lite front door and full-lite rear door. Steel garage door in a Colonial/frame vernacular design.</td>
</tr>
<tr>
<td>Roof</td>
<td>Asphalt architectural shingles on 4/12 pitch roof.</td>
</tr>
<tr>
<td>Fascia/Soffit</td>
<td>Hardie fascia; vinyl soffit</td>
</tr>
<tr>
<td>Porch</td>
<td>Finished concrete floor and steps; masonry columns and plinth, Hardie column bases and capitals.</td>
</tr>
<tr>
<td>Exterior Paint Colors</td>
<td>Body: Roycroft Bronze Green (SW 2846), Trim: Alabaster (SW 7008), Accent (front door): Roycroft Copper Red (SW 2839).</td>
</tr>
</tbody>
</table>
The site plan proposed for the new house shows orientation of the front facade towards King Avenue, with orientation of the attached garage towards W. Park Street. The proposed building setbacks (15’ front setback, 21.33’ street side setback, 6.5’ north side setback, 15.17’ rear setback) for the house are consistent with the Land Development Code’s Urban Neighborhood Standards.

**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:**

Adjacent to the subject property along King Avenue and W. Park Street exist several noncontributing single- and two-family, one-story houses built between 1954 and 1957. The house immediately north or next door to the subject property at 1058 King Avenue is a contributing, Frame Vernacular, one-story single-family house built in 1910, and another contributing house built in 1915 exists at 1105 King Avenue.

The front façade width (39.7’) and length (69.7’) of the house is similar in massing to non-contributing Ranch homes that can be found sporadically in the western portion of the Dixieland Historic District. While these measurements are larger than is typically found in contributing Bungalow and Frame Vernacular houses, the
scale of architectural elements, including roof pitch and floor-to-ceiling heights, is compatible with adjacent structures. Therefore, staff finds that that the scale, massing, and proportions of the proposal will not adversely affect the character or integrity of the District.

Staff finds that the proposed building’s form and design of architectural elements, as well as proposed materials, are consistent with residences in the surrounding neighborhood and the Design Guidelines. The design of the house features a neo-traditional style resembling Frame Vernacular, which is compatible with the architectural character of the District. Details such as the hip roof with gable ell, lap siding with cornerboards, board-and-batten siding detail in the front gable, simply designed columns, and six-over-six windows, are consistent with the Frame Vernacular style, as well as the Design Guidelines.

For further compatibility with the Design Guidelines and Board practice, staff suggests the following minor changes to the design of the house:

- Increase the width of the column plinths/bases to match the width of the faux brick foundation piers;
- Use foundation lattice with a 90-degree orientation, rather than 45-degree; and
- Ensure that the mullion between the pair of windows on the front façade (in the porch area) is at least 3 inches wide.

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. An existing driveway exists on the east side of the subject property which was used by the lot to its north prior to the subdivision of this property; this drive was to be removed as a condition of the subdivision approval. With regard to the configuration of the concrete drive and parking pad shown on the site plan, staff recommends relocating the proposed parking pad shown along W. Park Street to the rear yard east of the garage, which will provide parking space outside of the City Right-of-Way and limit the visual intrusion of parking in a street side yard. In addition, the existing apron and curb cut should be realigned with the garage door opening and the driveway width at the apron be reduced to 10 feet.

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. Increase the width of the column plinths to match the width of the faux brick foundation piers;
2. Use foundation lattice with a 90-degree orientation, rather than 45-degree;
3. Ensure that the mullion between the pair of windows on the front façade (in the porch area) is at least 3 inches wide; and
4. Remove the existing asphalt drive previously used by the property to the north. Relocate the parking pad to the rear yard/east side of the garage, re-align apron/curb cut with garage door opening, and limit the driveway width at apron to 10 feet.

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

The Applicant requests approval to renovate and rehabilitate both the principal house and accessory dwelling on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior urban lot consisting of 0.23 acres (50’ wide by 200’ deep). This property contains a house constructed circa 1915, which displays the Bungalow architectural style, and is a contributing building in the East Lake Morton Historic District. This house is a one-and-a-half-story structure with a side-gabled roof and gabled dormer. The home features drop-lap wood siding and three-over-one single-hung sash windows on the front elevation. The remaining windows are single-hung sash with a one-over-one lite configuration. Exterior alterations from the historic design include an enclosed front porch and two small rear additions. The original tapered porch columns and brick column bases still exist and are visible in the enclosed front porch area. While this house was originally a single-family dwelling, it was converted to a duplex at some point during its history.

A two-story accessory structure also exists on the subject property at the rear of the property and behind the principal building. This structure is a side-gabled masonry vernacular building with a two-story porch enclosed in wood lap siding. What appears to have been originally a garage apartment structure has since been converted into three dwelling units.

The request proposes to install new fiber cement siding on both structures in a similar profile, exposure, and dimension as the existing. New vinyl single-hung sash windows will be installed in both buildings, matching window opening sizes; while the front elevation of the principal house will feature windows with a three-over-one lite configuration with exterior-mounted muntins, the rest of the replacement windows will have a one-over-one lite configuration. A new window opening is proposed in each of the side gables of the principal house for fire egress required by the Florida Building Code; each of these windows will replace one of three existing gable vents. The left gable vent will be replaced by a window in the west side gable, and a window would replace the middle gable vent in the east side gable. The front door of the principal house will be replaced with a fiberglass door with a period-appropriate design, and the remaining exterior doors will be solid, 6-panel fiberglass doors. Both buildings will be re-roofed with architectural asphalt shingles. The exterior stair on the accessory building will be
replaced with a new wooden stair with a similar footprint and design. The exposed rafter tails, chimney, and all other existing architectural features will remain as-is.

**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 ("LDC"), Article 11: Historic Preservation Standards.

The following *Standards* apply to this project:

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

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

The following *Design Guidelines* apply to this project:

Chapter 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 proposed renovations do not disturb the spatial relationships of buildings within the historic district or adversely affect contributing houses nearby. The proposed replacement materials will be similar to and compatible with the original materials of the house, and are consistent with the Design Guidelines.

Staff finds the replacement of a gable vent with a window opening in each gable to be consistent with the Design Guidelines, as this wall is a secondary elevation and not easily visible from the street. Additionally, as this change is reversible, it will not adversely affect the architectural character of this house. However, staff recommends replacing the middle gable vent on the west elevation gable for symmetry and to match the east side gable vent window.

STAFF RECOMMENDATION:

Staff recommends final approval of the request, with the condition that the gable vent conversion to a window opening in the west elevation gable uses the middle gable vent.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
SUPPORTING DOCUMENTS FOR MAJOR REHABILITATION APPLICATION REVIEW FOR 829 E. ORANGE

REQUIRED SUPPORTING DOCUMENTS PER THE APPLICATION FOR CERTIFICATE REVIEW CHECKLIST: MAJOR REHABILITATION

1. ARCHITECTURAL ELEVATION DRAWINGS OF ALL SIDES OF THE BUILDING WITH DIMENSIONS AND PROPOSED EXTERIOR MATERIALS.
2. PHOTOS OF EXISTING BUILDING AND NEIGHBORING PROPERTIES.
3. EARLIER HISTORIC APPEARANCE IS NOT REQUIRED AS THIS IS NOT A RESTORATION PROJECT.

PROJECT DESCRIPTION

1. EXISTING CONDITIONS AND MATERIALS & PROPOSED
   • THE STRUCTURE CURRENTLY IS IN POOR CONDITION AND IN NEED OF MAJOR REPAIRS.
   • THE EXTERIOR OF THE HOUSE IS WOOD SIDING AND BRICK. THE SIDING IS IN POOR CONDITION IN AREAS AND IS IN NEED OF REPLACEMENT.
   • THE FRONT COLUMN ARCHITECTURAL FEATURE WHICH ARE PERIOD APPROPRIATE WILL REMAIN.
   • WINDOWS ARE SINGLE HUNG WITH UPPER SASH MULLIONS IN THE STREET SIDE WINDOWS OF THE STRUCTURE AT THE FRONT OF THE PROPERTY. THE REMAINING WINDOWS ARE SINGLE HUNG WITH NO DIVIDED LITES. SEVERAL WINDOW OPENINGS ARE BOARDED CLOSED. THE WINDOWS WILL BE REPLACED TO MATCH THE EXISTING IN STYLE. THERE ARE NO SHUTTERS. THE DOOR AND WINDOW TRIM WILL BE REPLACED TO MATCH EXISTING.
   • EXTERIOR PORCHES AND STEPS WILL REMAIN IN TACT IN THE STRUCTURE AT THE FRONT OF THE PROPERTY WHILE TO REAR STRUCTURE WILL HAVE THE STAIRS AND PLATFORM REPLACED AS IT IS IN DISREPAIR.
   • THE ROOF IS IN PARTICULARLY POOR CONDITION AND IN DANGER OF LEAKING. THE CURRENT ARCHITECTURAL ASPHALT SHINGLES WILL BE REPLACED WITH SIMILAR.
   • THE EXISTING BRICK CHIMNEYS WILL REMAIN IN TACT.
   • INTERIOR RENOVATIONS WILL INCLUDE UPDATED FINISHES AND REPAIRS WITH SOME MINOR LAYOUT MODIFICATIONS.

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829 E ORANGE REMODEL

No. Description Date

HRB TITLE PAGE
Project number 18-065
Date 7/17/2019
Drawn by PL
Checked by PL
Scale 1/2" = 1'-0"
EXPOSED RAFTER TAILS TO REMAIN

NEW CEMENT BOARD TRIM AT DOORS AND WINDOWS, WILL MATCH DIMENSIONS OF EXISTING

NEW ASPHALT SHINGLE ROOF, SIMILAR TO EXISTING

SINGLE HUNG WINDOWS WITH DIVIDED TOP LITES, MATCHING EXISTING ON STREET SIDE

ARCHITECTURAL FEATURES TO REMAIN

NEW CEMENT PLANK SIDING TO REPLACE EXISTING WITH THE SAME PROFILE AND EXPOSURE

NEW PERIOD APPROPRIATE FRONT DOOR

TRIM REPLACED WITH CEMENT BOARD TO MATCH EXISTING SIZE AND PROFILE

EXISTING STREET SIDE VIEW WITH ADJACENT HOUSES
1
BUILDING 1-SOUTH
1/8" = 1'-0"

Siding replaced to match existing

New 'Hardie' cement board siding to replace existing siding. New siding shall be lap siding to match existing with the same 6" siding exposure.

Replace existing single hung windows with new single hung windows.

Trim to be replaced to match existing.

2
BUILDING 1-EAST
1/8" = 1'-0"

SIDING REPLACED TO MATCH EXISTING

New windows

New roof, match existing

New code required egress window

Architectural features to remain, repaired or replaced as required

Soffit to remain, repair or replace as needed to match existing

829 E ORANGE
REMODEL

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NEW ASPHALT SHINGLE ROOF, MATCH EXISTING

NEW SINGLE HUNG WINDOWS THROUGHOUT

NEW STAIRS AND RAILINGS

NEW DOORS, SIMILAR TO EXISTING

NEW CEMENT PLANK SIDING, MATCH EXISTING STYLE AND EXPOSURE OF EXISTING

ALL WINDOWS REPLACED

EXISTING BRICK, REPAIRED AND REPAINTED

NOTE: EXTERIOR PHOTOS OF THIS SIDE WERE NOT POSSIBLE DUE TO PROXIMITY TO LOT LINE

1 BUILDING 2-NORTH

1/8" = 1'-0"

2 BUILDING 2-SOUTH

1/8" = 1'-0"
NEW SINGLE HUNG WINDOWS
EXISTING BRICK, REPAIRED AND REPAINTED

NEW CEMENT BOARD SIDING, MATCH EXISTING PROFILE AND EXPOSURE

NOTE: EXTERIOR PHOTOS OF THIS SIDE WERE NOT POSSIBLE DUE TO PROXIMITY TO LOT LINE

1
BUILDING 2-EAST
1/8" = 1'-0"

REPLACE SIDING WITH CEMENT BOARD SIDING, MATCH PROFILE AND EXPOSURE

NEW SINGLE HUNG WINDOWS THROUGHOUT

EXISTING BRICK TO BE REPAIRED AND REPAINTED, TYP. ALL BRICK

2
BUILDING 2-WEST
1/8" = 1'-0"

REMODELL License No. AR95921

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829 E ORANGE REMODEL

BULDING 2 ELEVATIONS
No. Description Date

Project number 18-065
Date 7/17/2019
Drawn by Author
Checked by Checker

Scale 1/8" = 1'-0"