AGENDA
HISTORIC PRESERVATION BOARD
City Commission Conference Room
October 24, 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 September 26, 2019 Historic Preservation Board meeting minutes.

III. Old Business:
   A. CLG Training has been rescheduled for Wednesday, November 13th at 9:00am
   B. Historic Lakeland, Inc. Annual Meeting, November 14th at 6:30pm
   C. Historic Home Workshop Recap
   D. Design Guidelines Project Update

IV. New Business: None

V. Adjourn for Design Review Committee.
MINUTES

HISTORIC PRESERVATION BOARD
City Commission Conference Room
Thursday, September 26, 2019
8:30 a.m.

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

The City of Lakeland Historic Preservation Board met in Regular Session; 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

Acting Chairman Kyle Clyne called the September 26, 2019 meeting of the Historic Preservation Board (“Board”) to order at 8:32 a.m. The roll call was performed. A quorum was reached, as seven Board members were present.

II. Review and Approval of the Previous Meeting Minutes

Ms. Lynn Dennis motioned to approve the August 22, 2019 meeting minutes as submitted. Mr. Dan Fowler seconded the motion. The motion passed unanimously.

III. Old Business:

A. Staff will update the Board of the date and time for the CLG Training that was cancelled due to Hurricane Dorian as soon as the Division of Historical Resources reschedules this.

B. Responding to Mr. Fowler’s inquiry, staff is working on the Task Authorization to fully secure Furr & Wegman Architects, P.A. as the consultant to create the new historic district design guidelines, and will email the Board members the Proposal from Furr & Wegman. The Task Authorization is scheduled for placement on the October 7, 2019 City Commission agenda.

IV. New Business:

A. Nomination and election of HPB Chair and DRC Chair (HPB Vice-Chair)

Ms. Lynn Dennis nominated and moved to approve Mr. Tim Calhoon for a second term as HPB Chair. The motion was seconded by Ms. Ursula Radabaugh, and the vote was 7-0.

Ms. Lynn Dennis nominated and moved to approve Mr. Kyle Clyne for a second term as HPB Vice-Chair and DRC Chair. The motion was seconded by Ms. MeLynda Rinker, and the vote was 7-0.

B. Historic Home Workshop, Saturday, October 12th, 8:00am – 1:00pm. Volunteers needed to staff HPB table in Exhibit Hall. Ms. Linda Trumble and Ms. MeLynda Rinker volunteered.

V. Adjournment

There being no further business, the meeting adjourned at 8:37 a.m.

Chairman, Historic Preservation Board

Senior Planner, Historic Preservation
CERTIFIED LOCAL GOVERNMENT (CLG) HISTORIC PRESERVATION TRAINING

Meeting Agenda
Wednesday, September 11, 2019 – 9:00 a.m. to 11:30 a.m.
Lakeland City Hall, City Commission Conference Room
228 S. Massachusetts Ave, Lakeland, Florida 33801

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<td>9:00 a.m. – 9:45 a.m.</td>
<td>Historic Preservation Board Basics</td>
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<td>9:45 a.m. – 10:00 a.m.</td>
<td>Break</td>
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<td>10:00 a.m. – 11:00 a.m.</td>
<td>Introduction to Design Review:</td>
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<td>Identifying Character Defining Features</td>
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<td>Interpreting the Secretary of the Interior’s Standards</td>
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<td>11:00 a.m. – 11:30 a.m.</td>
<td>General Q&amp;A Session</td>
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Trainer: Megan McDonald, Certified Local Government Program Coordinator

To request copies of meeting materials associated with this agenda, but not included herein, contact Megan McDonald, Certified Local Government Coordinator, with the Division of Historical Resources at: Megan.McDonald@DOS.MyFlorida.com or 850.245.6365.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.
AGENDA
DESIGN REVIEW COMMITTEE
City Commission Conference Room
October 24, 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 September 26, 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. HPB-19-183 – 1925 Cherokee Trail – Mr. and Mrs. Thom Newberg request approval for a change in roof type and pitch of the existing rear addition on the house at this address.
   B. HPB19-190 – 801 E. Main Street – On behalf of the property owner, Mr. Wesley Barnett, Mr. Andy Snyder of Dixie Signs, Inc. requests approval for an internally lighted neon wall sign on the west elevation of the building at this address.
   C. HPB19-191 – 521 S. Ingraham Avenue – On behalf of Mr. Anan Smith, Mr. Daniel Sharrett of Sharrett Construction requests approval to build a rear addition onto the house at this address.
   D. HPB19-193 – 1031 Pennsylvania Avenue – Mr. Matthew Lyons requests approval to demolish the existing house at this address due to fire damage and construct a new single-family house on this property.
   E. HPB19-192 – 417 Frank Lloyd Wright Way – On behalf of Mr. Thomas Brawner, Mr. Jon Kirk of Straughn Trout Architects requests approval to convert two window openings into fire escape doorways on the west elevation and install an ADA ramp onto the rear of the house at this address, as well as to add parking areas to the property.

V. Other Business: None.

VI. Adjournment.
MINUTES

DESIGN REVIEW COMMITTEE
City Commission Conference Room
Thursday, September 26, 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), Lynn Dennis, Dan Fowler, Ursula Radabaugh, Nick Thomas, and Linda Trumble were present. Historic Preservation Board member MeLyndia Rinker, and Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation, were also present.

I. Call to Order and Determination of a Quorum

The meeting was called to order by Chairman Kyle Clyne at 8.37 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Ms. Linda Trumble motioned to approve the August 22, 2019 meeting minutes. Ms. Lynn Dennis seconded the motion. The motion passed unanimously.

III. Review of Certificates of Review administratively approved.

A list of 19 administratively approved Certificate of Review projects covering the period 8/16/19 – 9/17/19 was included with the agenda packet. The Committee reviewed this list, and there were no questions or comments about these projects.

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, Ms. Erica Craig of The Lunz Group requested an amendment to the Certificate of Review granted for this project on February 28, 2019.

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. Mr. Dan Fowler stated he had a conflict and recused himself from this item. Although not a member of the Design Review Committee, Ms. MeLyndia Rinker stated for the record that she owns property directly north of the project.

Ms. Foster presented the staff report, stating the subject property consists of the northwestern and northeastern corners at the intersection of E. Lime Street and S. Lake Avenue. 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. 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.

With regard to building design, Ms. Foster stated that each building will still have a public entrance feature, but this feature has been moved from E. Lime Street to S. Lake Avenue. Except for 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. The design of the proposed apartment buildings still features a contemporary aesthetic that displays a combination of cladding styles and finish colors, a vertically-oriented fenestration pattern, and styled tower entrance features. The roof features a cornice with a wide overhang and continuous frieze band underneath.

Chapter 4 of the Residential Design Guidelines and the Garden District Special Public Interest district regulations were used to evaluate the request. Staff found that the horizontal massing of the buildings is still articulated by recesses and projections along this plane, and that 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. Staff also found that 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. With regard to design elements and materials, staff found that the ground floor is still 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 remains a definitive upper terminus to the building. Finally, as the building materials have not changed since the previous approval, they continue to be consistent with the Design Guidelines. As the request is consistent with the intent of the Design Guidelines, staff recommended Final Approval of the amendment with the same conditions given with the previous approval, to be reviewed by staff prior to permitting.

Ms. Erica Craig and Mr. Shaun Puri were present in support of the request. Ms. Craig confirmed that the changes to the building design and parking area were made as a result of the separation required by the overhead power lines. Ms. Craig also confirmed that the rain gardens had been removed and that water detention would be handled through an underground solution in the parking lot area. Ms. Craig mentioned that the pergolas as shown in the porch areas would likely not be wood due to maintenance issues and would likely be a powder-coated aluminum structure in a bronze color or similar. There was a brief discussion among the Committee members, applicants, and staff about the project.

MOTION: Approval of the requested amendment with the two conditions approved on 2/28/19 (L. Dennis/L. Trumble, 5-0, with D. Fowler recusing from vote due to conflict of interest).

A. HPB19-166 – 1062 King Avenue – Mr. Joshua Hamilton and Hulbert Homes, Inc. request approval to build a new 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 a vacant corner lot in the Dixieland Historic District consisting of 0.16 acres, which was recently subdivided from the lot to its north, known as 1058 King Avenue. The proposed new construction consists of a one-story, single-family house. 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 appearance. At the rear of the house is an integrated porch and an attached, single-car garage. Materials proposed for the new house include: a concrete stem wall foundation raised 22” above grade, featuring faux brick piers, and PVC lattice panels; Hardie siding with a 6” exposure, Hardie board-and-batten siding in the front gable, and Hardie material trim and casing; vinyl single-hung sash windows with a 6/6 lite configuration; a fiberglass quarter-lite front door and full-lite rear door. The steel garage door will feature a Colonial/frame vernacular design; asphalt architectural shingles on a 4/12 pitch roof, with a Hardie fascia and vinyl soffit; the front porch will have a finished concrete floor and steps, masonry columns and plinth, and Hardie column bases and capitals. The exterior paint colors will consist of Sherwin Williams Roacroft Bronze Green, Alabaster, and Roycroft Copper Red. 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 are consistent with the Land Development Code’s Urban Neighborhood Standards.
Secretary’s Standards 9 and 10 and Chapter 4 of the Design Guidelines were used to evaluate the request. Ms. Foster commented that 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.

Staff found that the front façade width and length 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 the scale, massing, and proportions of the proposal will not adversely affect the character or integrity of the District. Staff also found 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 suggested the following minor changes to the design of the house:
1. Increase the width of the column plinths/bases to match the width of the faux brick foundation piers;
2. Use foundation lattice with a 90-degree orientation, rather than 45-degree; and
3. Ensure that the mullion between the pair of windows on the front façade (in the porch area) is at least 3 inches wide.

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. Regarding the configuration of the concrete drive and parking pad shown on the site plan, staff recommended 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. In addition, the HVAC unit should be moved to the rear or north side elevation where it is not visible from the street.

Mr. Joshua Hamilton was present to support the request. The Committee briefly discussed the driveway and parking pad and confirmed that the applicants were amenable to staff’s recommended conditions.

MOTION: Approval of the request as recommended by staff with four conditions (L. Dennis/L. Trumble, 6-0): 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.

A. 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.

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 0.23 acres. 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.

Ms. Foster stated that 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 fiber glass 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 on both buildings will remain as-is.

The Secretary’s Standards 9 and 10 and Chapter 5 of the Design Guidelines were used in evaluating this request. 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 found 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 suggested replacing the middle gable vent on the west elevation gable for symmetry and to match the east side gable vent window. 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.

Mr. Greg Wilkerson and Mr. Philip Lenzen were present in support of the request. Mr. Wilkerson pointed out that they intend to rebuild the non-functional gable vents on the west elevation in order to match the height of the window being installed there. There was a brief discussion among the Committee members about whether keeping the gable vents was necessary. Ms. Foster commented that her interpretation is that the gable vents are architectural details that should be retained, even if non-functional. However, given the secondary elevation location, it would be appropriate to remove them rather than rebuild them to a larger size.

**MOTION:** Approval of the request as submitted, without any requirement to keep or rebuild the gable vents on the west elevation (L. Dennis/D. Fowler, 6-0).

### V. Other Business: None.

### VI. Adjournment: There being no further business, the meeting adjourned at 9:18 a.m.
Certificates of Review Administratively Approved
Between 9/18/2019 and 10/17/2019

1. 548 W HANCOCK ST (Contributing Building) - Replace deteriorated south wall cladding with Hardie lap siding and trim. Replace two non-original windows on the south wall with two MI 3540 single hung sash windows (FL#17676.1) matching opening size, and replacing one exterior door on the same elevation with a PlastPro fiberglass solid 6-panel 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.
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. (HPB19-182)

2. 1109 E PALMETTO ST (Non-Contributing Building) - Installation of 74 linear feet of 6 ft. tall vinyl fence along the east side of the subject property, from the rear property line and connecting to the side of the house. Fence not visible from street.

Subject to the following conditions: (HPB19-185)

3. 315 RIGGINS ST (Contributing Building) - Installation of a 6 ft. wood stockade fence along the eastern side and southern rear property lines.

Subject to the following conditions: Fence must be setback a minimum of five feet from the Riggins Street or front property line OR stepped down to a maximum height of four feet within the five-foot setback area. (HPB19-186)

4. 1041 W GREENWOOD ST (Non-Contributing Building) - Installation of a 6ft. tall wood privacy fence surrounding the rear yard of the subject property. Fence will be setback at least three feet from the alley.

Subject to the following conditions: (HPB19-187)
5. **521 S INGRAHAM AV (Contributing Building)** - Replace rotted porch floor boards with PT 1" X 4" lumber cut to length. Replace rotted porch railing with PT 2" X 4" lumber. Replace rotted drop-lap siding on side of house and side of garage with siding reclaimed from the back wall of the house, which will be replaced with new lap siding when constructing a new rear addition. Replace rotted wood stairs on side of house with either new PT wood stairs or transfer existing concrete stairs currently at rear of house to this location.

   Subject to the following conditions: New porch floor boards should be installed perpendicular to front façade wall. (HPB19-188)

6. **307 W BELVEDERE ST (Non-Contributing Building)** - Replace 18 windows with PGT 5400 series vinyl SHS (FL#239.6) windows and PGT vinyl horizontal slider windows (FL#242.6) (side elevations at bedroom window openings only). Replace exterior doors with ThermaTru fiberglass glazed doors (FL#20461.9). All replacement windows and doors will match the original opening size.

   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 1/4 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. (HPB19-189)
7. 822 W HANCOCK ST (Contributing Building) - Replace 16 original double-hung sash wood windows and 5 aluminum single-hung sash windows with 21 AMI 0501 series double-hung sash PVC windows (FL#11720.2). Replace 7 single hung sash vinyl windows with 4 AMI 0971 series PVC casement windows (FL#11907.4) and 2 AMI 3004 series PVC fixed windows (FL#9909.19). All replacement windows will match existing window openings.

Windows for openings #1 through #8 will feature a three-over-one simulated divided lite appearance with a grid/muntins mounted to the exterior glass.

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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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. (HPB19-194)
8. 1833 S FLORIDA AV (Non-Contributing Building) - Replacing 2 windows on the first floor south elevation, 1 window on the second floor west elevation, and 2 windows on the second floor east elevation with PGT Series 5400 SHS vinyl windows in a 1/1 lite configuration (FL#)

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. (HPB19-195)
Certificates of Review Administratively Approved
Between 9/18/2019 and 10/17/2019

9. 402 W BELMAR ST (Contributing Building) - Install new Hardie siding with a 6" exposure over existing wood siding. Replace all windows with PGT vinyl single-hung sash windows in a 1/1 lite configuration to match existing, as well as opening size. All original architectural features to remain. Window and door trim will be replaced with Hardie trim matching the design of the original. The enclosed back porch will be partially reopened and reconfigured to accommodate a closet.
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. (HPB19-196)

10. 1032 OAKHILL ST (Contributing Building) - Reroof existing asphalt shingle roof with a 5V crimp metal roof (FL#17022.1)
Subject to the following conditions: (HPB19-197)

11. 1030 LEXINGTON ST (Non-Contributing Building) - Installation of an 8’ X 10’ gable roofed shed in rear yard. Shed to feature LP SmartSide panel siding and asphalt roofing shingles.
Subject to the following conditions: (HPB19-198)

12. 710 WINFREE AV (Contributing Building) - Repair and restoration of the existing original windows. Work includes stripping paint and repainting, and using new glazing putty.
Subject to the following conditions: (HPB19-199)

13. 806 W PATTERSON ST (Building) -
Subject to the following conditions: (HPB19-200)
REQUEST

The Applicant requests approval to change the roof pitch of an existing rear addition from a flat roof to a 14/16 pitch roof to match the house.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an irregularly-shaped, interior urban lot consisting of 0.45 acres. This property contains a house constructed circa 1925, which displays the Tudor Revival architectural style, and is a contributing building in the Beacon Hill Historic District. This house is a two-story structure with a steeply pitched, side-gabled roof and stepped gable facade. The home features wood shingle siding and stone details. A one-story addition consisting of a large bonus room and a three-car garage was added to the rear of the home in the 1970s.

The request proposes to construct a new roof structure over the bonus room portion of the rear addition in order to increase the ceiling height of this room from 8 feet to 12 feet, as well as to more compatibly match the architecture of the house. The existing footprint of the home will not be changed from the existing structure. The new side-gabled roof will match the 14/16 pitch of the existing home. In keeping with the materials on the house, the gables of the new roof will be clad in Hardie staggered shingle siding and the roofing will match the architectural shingles on the house. Trim and gable vents similar to the house will also be used. An existing jalousie window on the southwest elevation of the addition will be replaced with a fixed window, and a second window facing the pool will be removed and filled in with concrete masonry units to match the rest of the addition. The new work will be 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 (“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.

ANALYSIS:
In evaluating the request against the Standards, staff finds that the proposal does not destroy historic materials, features, or spatial relationships that characterize the property, as the alterations are being made to a non-contributing addition at the rear of the house. The proposed materials will be similar to and compatible with the original materials of the house, and are consistent with the Design Guidelines. Finally, as the proposed work is limited to the existing rear addition, the new roofline will not pose a visual intrusion from the street.

STAFF RECOMMENDATION:
Staff recommends final approval of the request as submitted.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
NEW SHINGLE ROOF TO MATCH EXISTING

EXISTING STUCK BLOCK WALL

Scale: 1/4" = 1'-0"

HARDIEBOARD STAGGERED EDGE SHAKE

"BIRD MOUTH" DETAIL TO MATCH EXISTING

EXISTING FLAT ROOF
GENERAL NOTES:

1. All roof framing in the project is to be designed and engineered by a structural engineer. The roof framing and supporting columns shall be designed to carry the total roof load as determined by the engineers.

2. The roof trusses shall be pre-engineered by SIMPSON TRUSS SYSTEMS and shall be in accordance with the manufacturer's specifications.

3. The roof trusses shall be installed with SIMPSON TITEN HD or EPOXY anchors with 3" embedment at 48" o.c. and 32" o.c.

4. The roof trusses shall be covered with 1/2" CDX or OSB from the top of the roof to the top of the truss web.

5. The roof trusses shall be supported by the existing CMU wall with 1/2" CDX or OSB from the top of the truss web to the top of the CMU wall.

6. The roof trusses shall be installed with 10d nails 32" o.c. at the intersections and 6" o.c. along the edges.

ROOFING INSTALLATION NOTES:

1. All roofing materials shall be installed by a licensed contractor.

2. The roofing materials shall be installed in accordance with the manufacturer's specifications.

3. The roofing materials shall be installed with adequate ventilation for proper drying and curing.

4. The roofing materials shall be installed with proper underlayment and flashing to prevent water infiltration.

5. The roofing materials shall be installed with proper nailing and detailing to ensure proper adhesion and longevity.

6. The roofing materials shall be installed with proper maintenance and repair to ensure proper performance.
Looking down left property line

1925 Cherokee Trail
Residence to left of
1925 Cherokee Trail
Residence to right of
1925 Cherokee Trail
Residence across the street of
1925 Cherokee Trail
Left rear view of
1925 Cherokee Trail
Rear view of
1925 Cherokee Trail
Right rear view of 1925 Cherokee Trail
Siding on existing structure

1925 Cherokee Trail
Unpainted proposed siding

1925 Cherokee Trail
Jalousie windows to be replaced with Low-E plate glass

1925 Cherokee Trail
REQUEST

The Applicant requests approval to install an internally illuminated wall sign on the building on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is located at the southeast corner of E. Main Street and S. Lake Avenue, and consists of a quarter-acre parcel that is located within Sub-District 6 of the Garden District SPI (Special Public Interest) zoning district, as well as the Downtown Lakeland Community Redevelopment Area. The property contains a masonry vernacular building, built in 1960, that originally functioned as a full-service gas station and repair garage. The existing building is considered noncontributing to the East Lake Morton Historic District.

Undergoing renovations in 2014, this property and building has since been utilized for retail, entertainment, and eatery uses under the business name of The Poor Porker. This request proposes to install a neon wall sign, 23.25 square feet (18” X 15.5’) in size, on the west elevation of the building on the subject property. The sign will consist of clear acrylic letter faces with aluminum letter returns and 13mm aqua-colored neon, and will state the name of the business. As the Historic Preservation Board’s Design Review Committee is tasked with approval of internally-lighted signs, this request was referred by staff to the Committee.

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. Per the Commercial Design Guideline Policy, adopted by the Historic Preservation Board September 29, 2007, the Dixieland CRA Commercial Corridor Design Guidelines are used for the limited commercial areas that are located within primarily residential historic districts.
The following Design Guidelines apply to this project:

Chapter VI: Miscellaneous Standards, Sub-Section C. Signs:

1. General Sign Guidelines

   a. Maximum Total Sign Area for Signs Attached to Buildings
      - The aggregate total sign area for any one side of a building, including wall signs, projecting signs, awnings signs, and marquee signs, shall not exceed twelve and one half (12.5) percent of the square footage of the first fifteen (15) feet in height of the wall face upon which such sign or signs are located. (See maximum areas for each type of building sign, below.)
      - Such allowable sign area shall not be combined with or distributed to other sides of the building and shall be used only on the façade used to calculate the area.

   b. Sign Placement
      - Signs shall be positioned so that they appear as a design feature of the overall façade of a particular building.
      - Signs shall relate to, and help define and enhance, the architectural features of the building, rather than cover or disturb design features, and shall be placed to establish façade rhythm, relative to the architecture of a building.
      - Signable areas may include: (1) a continuous flat wall surface free of window or door openings or architectural features, (2) areas between the top of the storefront and the sill of the second-floor windows, (3) sign boards designed for such use and already in place, (4) panels at the top and bottom of show windows, and (5) transoms over doors and windows.
      - Signs on buildings shall not be mounted above or extend above the roofline. The sole exceptions to the height limit are building signs intended to memorialize and identify the original building owner. These signs must be comprised of individual, non-illuminated letters either embedded or in relief on the exterior front façade wall. These types of signs are subject to review and final approval by the Historic Preservation Board.

   c. Sign Size and Scale
      - The scale of signs shall be appropriate for the building on or near which they are placed and the area in which they are located. The size and shape on a sign shall be proportional with the scale of the structure. Small storefronts shall have smaller signs than larger storefronts.
      - Signs shall be designed so that they are integrated with the design of the building and the building’s use. A well-designed building façade or storefront is created by the careful coordination of sign design, architectural design, and color scheme. Signs located on multiple-tenant buildings shall be designed to complement and enhance each other, although not necessarily to match each other.
      - Because the commercial areas exist in close proximity to residential areas, signs shall be designed and located so that they will have little or no impact on adjacent residential neighborhoods.
      - Pedestrian-oriented signs are encouraged. These signs shall be read easily and comfortably from the sidewalk or street.

   d. Sign Illumination
      - Sign illumination shall be in accordance with the LDC Sign Regulations.
      - At the discretion of the Historic Preservation Board, internally illuminated signs may be approved with justification.
• If the board approves the use of an internally illuminated sign, back-lit (reverse channel) solid letter signs shall be preferred. The use of internally illuminated back-lit cabinet signs shall be prohibited.
• No electrical conduit, circuits, devices, or non-decorative fixtures shall be visible.

e. Sign Design, Colors, and Materials
• Creative design is strongly encouraged. The use of unusual shapes of the sign panel, dimensional lettering, sculptural treatments, and layering of sign surfaces are welcome.
• Colors shall be selected which contribute to legibility and design integrity. Colors or color combinations that interfere with legibility of the sign copy, or that interfere with viewer identification of other signs, shall be avoided. Small accents of several colors may make a sign unique and attractive, but the presence of too many colors will decrease the readability.
• Paper and cloth signs are prohibited for permanent exterior use (except for cloth fabric on awnings). If wood is used, it shall be properly sealed to keep moisture from deteriorating the sign.
• Changeable copy shall be prohibited on all building signs.
• Graphics on all signs shall be dimensional in nature. Dimensional lettering or sign elements should extend beyond or be embedded in the surface to which it is applied. Letters greater than 4 inches in height should have a minimum thickness of \( \frac{3}{4} \) inch in order to cast a shadow.

2. Building Signs
a. Wall Signs
• Each business or tenant shall have no more than one (1) wall sign per building.
• The allowable area for wall signs shall be one square foot of sign for each linear foot of primary building facade, not to exceed 50% of the maximum total building sign area calculation. Sign copy may not exceed two (2) feet in height.
• No signage shall be permitted on walls not facing the street except street numbers and directional signs at pedestrian or driveway openings. Such signs shall not exceed two (2) square feet in area.
• Wall plaque signs shall be no larger than 18 inches by 24 inches.

ANALYSIS:
Staff finds that the size of the proposed sign is permissible under the wall sign area Design Guidelines, and the placement and scale of the sign on the upper portion of the building’s west elevation wall is appropriate. The exposed neon tubing is an appropriate internal lighting source for this sign given the traditional use of neon signage on Mid-Century Modern buildings such as the subject building, and is also found in the East Main Street District, located near the subject property east of Bartow Road (U.S. 98).

STAFF RECOMMENDATION:
Staff recommends final approval of the request as submitted.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
Channel Letters with Remote Power Supplies

Scale: \( \frac{3}{8} = 1'\-0'' \)

Square Footage:
\( 18' \times 15'\-6'' = 23.25 \text{ sf} \)

Photo View: Proposed

THE POOR PORKER

3' 28'
25'
15'-6''

General Specifications:
Letter Faces: Clear acrylic
Letter Trim Cap: 1'' Teal
Letter Returns: 5'' aluminum painted
Teal inside and outside to match trim cap.
Lighting: 13mm Aqua Neon

Existing Condition

Return
1'' Trim cap
13mm neon tubing
1/8'' Clear Acrylic Face
Neon tube support
Mounting hardware per wall construction

5''

Water tight box
Listed disconnect
switch in primary

Transformer

J-Box

J-Box is final hookup and
end of permitted
lopes of work

To 120V-20
amp circuit

Typical Letter Section
Scale: NTS

Please check thoroughly: We cannot be held responsible if you approve an incorrect art proof.

I have reviewed the above specifications, fully understand the work to be performed, and hereby authorize this project to begin.

Client approval: \( \frac{\text{SIGN}}{\text{DATE}} \)

Ok to proceed with NO CHANGES
Ok to proceed with NOTE CHANGES

Landlord approval: \( \frac{\text{SIGN}}{\text{DATE}} \)

Ok to proceed with NO CHANGES
Ok to proceed with NOTE CHANGES

Notice: This is an original unaltered drawing created by Dixie Signs Inc. It is not to be reproduced or altered without written permission from Dixie Signs Inc. This drawing is not to be used outside of your organization, nor is it to be altered.
## REQUEST

The Applicant requests Final Approval to build an addition onto the rear elevation of the existing house on the subject property.

## SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior urban lot consisting of 0.15 acres (45.71’ X 146.7’) and contains a circa 1924 house in the Bungalow architectural style, which is a contributing building in the East Lake Morton Historic District. The house is a one-and-a-half story structure with a side-gabled metal roof featuring a 3-lite, shed-roofed dormer. Additional architectural features of this house include drop lap siding, exposed rafter tails, double-hung sash windows in both one-over-one and three-over-one lite configurations, and paired porch columns on brick plinths.

The Applicant’s request proposes to build an addition consisting of 323 square feet onto the rear of the existing house. The purpose of the request is for a master bedroom suite. As a result of the addition, one window and door will be removed. The request also proposes the removal of the existing furnace chimney on the south side elevation, as this is no longer utilized and is pulling away from the wall, creating safety and maintenance issues.

The addition will consist of typical wood framing on a concrete pier foundation covered by lattice, and will feature a gable roofline matching the house. Wood drop lap siding matching the siding on the house will be used on the addition, as well as wood trim, corner boards, and window casing in a dimension and profile to match the house. Asphalt architectural shingles are proposed on the addition and rafter tails will be left exposed. The addition will also feature three vinyl single-hung sash windows in a one-over-one lite configuration.

## 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.

- Architectural details should be compatible with the architectural style of the building’s original design.
- Use the wall finish most acceptable for the architectural style; exterior siding should be similar in style to the original.
- Windows and doors should reflect the architectural style of the building.
- Window and door openings should be kept in the same proportion as original provided; window and door heights should be consistent throughout the building.
- Decoration and trim should be appropriate to the architectural style and the specific building; in Bungalows, rafter ends, exposed beams, decoratively cut ends, and elaborate brackets should be retained or replaced. Respect all trim elements, shingle work, or ventilation louvers in decorative designs.
- Building additions should be limited to the rear of the main building; 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.

ANALYSIS:

In evaluating the request with the Standards, staff finds that the addition does not disturb the spatial relationships of the house, and the essential form and integrity of the existing house is maintained. New but similar materials will be used, which will provide some differentiation between the original house and addition.

In evaluating the request with the Design Guidelines, the materials of the proposed addition reflect the original materials of the house and are compatible with the Guidelines. The design of the proposed siding, trim, and windows, as well as roof pitch, overhang and exposed rafter tails, is consistent with the style of the subject house and Guidelines. Furthermore, the addition is appropriately placed to the rear of the house. While the use of asphalt architectural shingles is permitted by the Guidelines and provides a level of differentiation between the original house and addition, staff recommends using 5V crimp metal roofing on the addition to match the house. Staff also suggests using 90-degree lattice to cover the crawlspace at the foundation of the addition.

STAFF RECOMMENDATION:

As the request meets the Standards and Design Guidelines, staff recommends Final Approval of the request with one condition, to be reviewed by staff prior to permitting: use of a 5V crimp metal roof on the addition.

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

Mr. Matthew Lyons requests approval for demolition of the building on the subject property due to fire and other damage, as well as approval for the new construction of a single-family house on this property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot, 50 feet wide by 135 feet deep, and 0.16 acres in size. A one-story, single-family house featuring the Bungalow architectural style is located on this property, which was built circa 1925 and is a contributing building within the South Lake Morton Historic District. This house consists of wood frame construction with a stucco and metal lathe exterior. Features expressing the Bungalow style include a double gable-front roof with decorative support beams and a 3-bay gable vent and window, rounded exposed rafter tails, a large screened porch with knee walls and rounded bays, six-over-one wood double-hung sash windows, and a side-gabled porte cochere.

On June 10, 2019, the house sustained severe damage from a fire caused by a lightning strike, which began in the roof and spread to the attic. To extinguish the fire, the Lakeland Fire Department broke through the roof and saturated the attic area, which led to an interior ceiling collapsing and a substantial amount of water draining into an adjacent hallway and bedroom. Water also infiltrated throughout the rest of the house through overhead lighting fixtures and ceiling fans. The inside of the house was filled with smoke and was deemed uninhabitable due to the extent of the damage.

Originally intending to repair the structure, the Applicant was advised by his contractor to gut the interior of the house to remediate black mold that was discovered in the walls and structural members of the house in the weeks following the fire, which was completed on July 9th. Since July, no further work has been done and the house remains essentially a shell structure, as all interior plaster walls and ceilings, trim, and baseboards have been removed. Repairs to the house would include rebuilding the gable roof, replacing interior walls, ceilings, and some wood flooring, and replacing all mechanical systems. While the house is structurally sound and not in imminent danger of collapse, exposure of the wooden structural members has shown that there exists termite damage. In anticipation of the demolition of this existing house and the construction of a new single-family house on this property, Mr. Matthew Lyons requests approval for the demolition of the building on the subject property due to fire and other damage, as well as approval for the new construction of a single-family house on this property.
damage in the front and rear walls of the home. The Applicant’s contractor provided a written assessment of the damage and cost estimate for repairs, and has recommended demolition due to the disparity between the cost of repairing, estimated at $223,000, and the value of the house, estimated at $119,000. The Applicant also provided a justification statement (see attachment) that provides additional financial and personal reasons for requesting demolition rather than repair. Essentially, the fire and water damage was determined to be too extensive to merit the cost of repair. The cost of demolition has been estimated at between $8,000 and $10,000, and the Applicant proposes to offer architectural items from the house, such as windows and doors, to interested parties for salvage and reuse.

If the request for demolition is approved, the Applicant proposes to build a replacement single-family house on the subject property with 1,630 square feet of living area. The new one-story house will feature a neo-traditional Craftsman Bungalow appearance with a front-gabled roof and an offset, hipped-roof front porch supported by tapered columns. Design elements include a centrally located, decorative gable vent and window, knee brackets in the gable and under the eave of the porch, and a porch entablature featuring four-pointed arches (Tudor arch). An integrated porch is located at the rear of the structure. The house plan as submitted would be flipped for placement on the subject property, with the porch steps facing right instead of left, to orient the entrance towards the existing driveway on-site. Materials for the new house include:

<table>
<thead>
<tr>
<th>Scope</th>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation, Construction</td>
<td>Concrete stem wall with 24” raised foundation covered in stucco; CMU walls, wood trusses, interior wood framing</td>
</tr>
<tr>
<td>Exterior Cladding</td>
<td>HardiePlank lap siding with a 6” exposure; HardieShingle siding in front gable;</td>
</tr>
<tr>
<td>Trim/Casing</td>
<td>Hardie trim and casing; 6” width corner boards; 8” width frieze boards</td>
</tr>
<tr>
<td>Architectural Details</td>
<td>Wood knee brackets</td>
</tr>
<tr>
<td>Porch</td>
<td>Floor and steps finished with either pavers or tile; wood columns; wood or fiber-cement entablature; brick veneer on knee walls, column plinths and steps; Hardie beadboard on ceiling.</td>
</tr>
<tr>
<td>Windows</td>
<td>Composite or vinyl single-hung sash in 2/1, 3/1, or 4/1 SDL appearance and 4-lite fixed SDL appearance; all SDL will have exterior-mounted grids</td>
</tr>
<tr>
<td>Doors</td>
<td>Wood Craftsman style front door; rear door TBD</td>
</tr>
<tr>
<td>Roof</td>
<td>Asphalt architectural shingles on 7/12 pitch roof; 2/12 pitch front porch roof; decorative gable window and vents.</td>
</tr>
<tr>
<td>Fascia/Soffit</td>
<td>Hardie fascia/HardieSoffit</td>
</tr>
<tr>
<td>Exterior Paint Colors</td>
<td>TBD or match color palette of historic home</td>
</tr>
</tbody>
</table>

The proposed site plan indicates the following building setbacks:

- Street (front) setback: 24.4’
- South side setback: 4.5’
- North side setback: 13.5’
- Rear setback: 47.6’

**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 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 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 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 Design Principles and Elements for New Construction, 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: a new building should consider the amount, location and elaborateness of details and ornamentation on existing neighboring buildings in its design. Existing details and ornamentation may be used as the basis for those on a new building, but they should not be copied exactly. A contemporary interpretation of historic details and ornamentation can be a good way to differentiate a new from a historic building.
- 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, pitch, and details should reflect those of surrounding buildings
- Colors should complement surrounding buildings.

ANALYSIS:

Regarding the considerations for demolition, the subject building is considered a contributing building in the South Lake Morton Historic District as it represents the Bungalow architectural style, was built during the District’s period of significance, and for its association with the Florida Land Boom historic context in Lakeland. The architectural details of this house are relatively simple and common; several similar examples exist in the South and East Lake Morton Historic Districts. Aside from its historical link to the Florida Land Boom, which many homes constructed between 1919 and 1929 share, the house has no known associations with persons or events of importance in Lakeland’s history. While the building retains architectural integrity in its exterior walls, the building currently exists as a shell structure and the roof would need to be completely rebuilt. Staff finds
that this building would not be eligible for an individual listing on the National Register of Historic Places based on its architectural or historical merits.

While the Historic Preservation Standards (LDC, Article 11) are silent on financial and economic reasons for rehabilitating or demolishing a historic building, the Committee has considered these reasons as additional facts for informing their decision in the past. The contractor’s assessment suggests a damaged building that has been compromised by extensive damage that would preclude a reasonable effort and expense to repair. Additionally, in his justification statement, the Applicant has demonstrated good faith in exploring practical solutions for both repairing the existing house as well as rebuilding, and has been responsible in maintaining and improving the house during his ownership. Staff finds that the future utilization of the site proposes a new single-family house is appropriate and continues the historic use of this property.

The houses adjacent to the subject property consist of one-story Craftsman and Frame Vernacular Bungalows. Regarding the design of the proposed new house, staff finds its neo-traditional style to be compatible with the adjacent historic houses and will not adversely affect the architectural integrity of the neighborhood or Historic District. Architectural details such as the tapered columns, arched porch entablature, knee brackets and shake siding in the gable, and quarter-lite front door convey the Craftsman style and are consistent with the Design Guidelines. Staff also finds that the proposed building’s scale and massing, as well as materials, are consistent with residences in the Lake Morton neighborhood and the Design Guidelines. Due to the lower-pitched roofs of houses surrounding the subject property, as well as the 2/12 hipped porch roof on the proposed design, staff recommends lowering the pitch of the main roof to 6/12. Staff also recommends the following minor changes to simplify the design of the house and provide consistency in architectural features:

- Change the eave returns to a straight eave or a more simplified eave return;
- Except for fixed windows, window openings should be consistently sized;
- All windows should have a consistent simulated divided lite (SDL) appearance in the upper and fixed sashes or use windows without SDL (one-over one);
- Remove the decorative brackets from the porch entablature;
- Use a rectangular window with simulated divided lite appearance matching the ground floor windows in between the decorative gable vents instead of an arched style; and
- Continue the use of brick veneer on the front and side elevations at the foundation instead of using stucco.

Finally, the proposed placement of the house on the lot is mostly consistent with the Design Guidelines and Urban Form Standards in terms of orientation, building setbacks, foundation height, and porch depth. Because the street/front setback is greater, and the south side setback is less, than the setbacks required by the Urban Form Standards, the Applicant intends to seek an Administrative Adjustment from these development standards. The requested street/front setback is consistent with the existing front setbacks of adjacent homes on Pennsylvania Avenue.

**STAFF RECOMMENDATION:**

Despite the contributing status of this house, staff recommends approval of the requested demolition, as it satisfies the intent of the demolition considerations due to the severe damage and findings listed in the staff analysis above.

Staff also recommends approval for the proposed new single-family house with the following conditions, to be reviewed by staff prior to permitting:

1. Lower the pitch of the main roof to 6/12;
2. Change the eave returns to a straight eave or a more simplified eave return;
3. Except for fixed windows, window openings should be consistently sized;
4. All windows should have a consistent simulated divided lite (SDL) appearance in the upper and fixed sashes or use windows without SDL (one-over one);
5. Remove the decorative brackets from the porch entablature;
6. Use a rectangular window with simulated divided lite appearance matching the ground floor windows in between the decorative gable vents instead of an arched style;
7. Continue the use of brick veneer on the front and side elevations at the foundation instead of using stucco; and
8. Provide style and material of the rear door and an exterior paint color palette.

Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
The subject property consists of a one-story, wood frame bungalow with stucco and metal lathe exterior walls that built in 1925. The house has three bedrooms and one bathroom with 1,198 sq. ft. of living area. The front elevation of the home is distinguished by a 24’ wide x 10’ deep porch with an attached 12’ 6” wide x 11’ deep porte-cochère.

My wife, myself and our daughter Ava have lived in the house since 2007. Shortly after purchasing the home, we spent approximately $70,000 to completely remodel the inside, which included replacing the knob & tube wiring with a new 200-Amp electrical service and completely renovating both the kitchen and bathroom, which were not original and several decades out of date. Since that time, we have spent an additional $50,000 on projects such as outdoor deck and pergola, decorative pavers, landscaping and irrigation, a new roof with 30-year architectural shingles, HVAC unit, and a complete repaint of the house by local house painter Rick Nicholson with a historically appropriate color scheme.

On June 10, 2019 the house sustained severe damage from a lightning strike induced fire which began in the roof above the bathroom. To extinguish the blaze, the Lakeland Fire Department had to break through the roof and saturate the entire inside of the attic with water. As a result, the ceiling in the bathroom collapsed with a substantial amount of water draining and pooling in the the middle bedroom and hallway. In the remainder of the house, water infiltrate into each room through the overhead light-fixtures and ceiling fans. The entire inside of the house was with filled with smoke and was immediately deemed uninhabitable due to the extent of the damage.

Within a few days of the fire, it became apparent to our contractor Dan Sharrett that mold would soon be an issue, as the blown-in insulation in the attic, interior walls and ceilings were saturated with water. The packout of our personal property for cleaning and storage was not completed until late in the evening on Thursday, June 20th and the field adjuster did not inspect the property until the following day Friday, June 21st. At that time, there was widespread evidence of black mold throughout the house. Following a short conversation between Mr. Sharrett and the desk adjuster, a decision was made to demo the entire living area portion of the house beginning the following week. This entailed removal of all of the original lathe and plaster, trim, finishes and baseboards, blown-in insulation in the attic, as well as drywall and other materials which were used in various renovation projects over the years. Because the work was extremely labor intensive and required the use of ventilators, interior demolition took approximately two weeks and was not completed until Tuesday, July 9th, roughly one month after the fire. As anticipated, the damage from the water was widespread with evidence of black mold on most of the wall studs and ceiling joists.

The house is listed as a contributing structure within the South Lake Morton Historic District. In the Master Site File, the property as surveyed in 1984 is described as a balloon framed, bungalow with a stucco textured finish. Defining elements include a 5/12 pitch double gable roof, 6/1 wood windows, simple, exposed rafter tails in the eaves of the main gable roof, arched front porch and porte-cochère, and a brick, stucco finished chimney.

The house’s significance within the district is limited to it being an example of the bungalow style of single-family homes that were commonly built in the neighborhood between 1922 in 1929. Beyond that, the home has no architectural or historical significance. The home is not architecturally unique, as there are examples of similar homes both within the South Lake Morton neighborhood and around Lake Hollingsworth. The home is not historically significant, as it was not designed by a local or renowned
architect and does not have any known association with persons or events of importance to Lakeland’s history.

Since July, no further work has been performed on the house aside from Phase I mold remediation work to prevent further damage the structure. Mr. Sharrett’s estimate for the cost to restore the home to its previous condition is $223,974.55. According to the most recent assessment by the Polk County Property Appraiser, the property has a just market value of $152,862. This value is based on the pre-fire condition of the home, as we did not notify the property appraiser of our loss. Of that amount, the house itself is valued at just $119,137. The remaining value is assigned to the value of the land and accessory structures such as the wood deck and pergola that were built in 2009. The most recent appraisal for the home, completed in late 2016, valued the entire property at approximately $156,000.

The house, in its current condition is little more than a shell. The main gable roof will have to be rebuilt and the entire interior is gutted down to the studs with none of the original plaster and lathe walls and ceilings, wood trim and baseboards, remaining. About half of the pine flooring was damaged and will likely need to be replaced. The only original elements remaining are the foundation, subfloor, exterior walls, windows and a few doors. While the house structurally sound and not in imminent danger collapse, there is a substantial amount of legacy subterranean termite damage where the exterior walls meet the floor joists in the front and rear of the home, that would need to be addressed as part of any restoration. Both the electrical system and the HVAC were damage and will need to be replaced. Likewise, the plumbing system, which is a mixture of the cast iron and copper piping, is well past its lifespan and will have to be brought up to code.

As previously stated, we have spent more than $120,000 on remodeling and restoring the home since 2007. Despite this investment, which was largely wiped out by the fire, and the little equity we have gained through paying down our mortgage, our overall return on the home remains a net negative relative to the market value of the property before the fire and what we paid for the home in 2006. As an additional consideration, if the house were restored, the future resale value of the property would be negatively impacted by the legal requirement to disclose past fire and water damage to a any potential buyer.

Lastly, while not a concern of the Board, we have to consider the health of our daughter who was recently diagnosed with a severe, autoimmune disease at approximately the same time as the fire. Since the fire, she has been hospitalized twice and is currently undergoing treatment to counteract the symptoms of the disease. Part of her treatment involves the intense use of immunosuppressant drugs which weaken her immune system. Because the house, if restored, will still likely have remnant traces of both mold and smoke damage, moving back into the home could potentially impact our daughter’s health.

If demolition approval is granted, we will tear down the existing home and replace with a new one-story bungalow using a neo-traditional house plan purchased from homepatterns.com. The new home would have three bedrooms and two baths, 1,630 sq. ft. of living area, a 9’ x 24’ front porch and a 11’ 8” x 8’ 6” rear porch. The house plan would be flipped to align with the location of the existing driveway and match the 25’ 4” of the existing home which is in alignment with the existing front yard setbacks of adjacent homes to the north and south. Future expansion plans would include the construction of a two-car detached garage in the rear yard when funds become available. The proposed plan is appropriate and compatible with the historic context of homes located along Pennsylvania Avenue and
meets or exceeds the standards for new construction specified by the Design Guidelines. Demolition is estimated to cost between $8,000 - $10,000. Any items that we are not able to reuse, such as windows as doors, we would offer to interested parties as architectural salvage.

We have lived in the neighborhood 12 ½ years and do not wish to move. Like most Americans, our home is our largest asset and biggest living expense. Ultimately, we must consider what is best for us. Because the cost of repairs exceeds 187% of the market value of the structure, the impact of the fire and water damage on the future resale value of the home, and the potential threat that it represents to our daughter’s health, it would not be in our best interest to restore the home. As such, we ask that you approve our request for demolition and plans for the construction of a new single-family home. Thank you for your consideration.
October 9, 2019

Emily Foster
City of Lakeland
Historic Preservation
228 S. Massachusetts Ave.
Lakeland, FL 33801

RE: Matt Lyons, 1031 Pennsylvania Ave.

Dear Emily,

The house at 1031 Pennsylvania Ave, owned by Matt Lyons, sustained structural fire damage due to a lighting strike early this summer. Subsequent water damage caused by efforts to extinguish the fire, and later mold damage due to the extensive water loss, have caused the repairs, $223,000.00, to exceed the value of the house, $119,000.00. The extended insurance process, in part due to the size of the claim, has left the house vacant, which has further deteriorated from the elements.

As Mr. Lyons contractor, I recommend demolishing the house. Because of the disparity between the cost of the repairs and the value of the house, Mr. Lyons would prefer to build a new home, to match the historic neighborhood, on his current home site.

Thank you for your consideration in the matter. I look forward to hearing from you.

Sincerely,

Daniel Sharrett, Contractor
Sharrett Construction, LLC
## Recap by Category

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Total                                                                 | 223,974.55 | 100.00%
Residence to the north of Subject Property
Residence to the south of Subject Property
THE MONROE
ARCHITECTURAL HOME PLAN

CONTENTS
A1 - Floor Plan
A2 - Elevations
A3 - Roof Plan & Electrical Layout
A4 - Wall Sections Typical
S1 - Foundation Plan

SQUARE FOOTAGE
Interior SF - 1630 SF
Front Porch SF - 215 SF
Back Porch SF - 100 SF

BUILDING HEIGHT
20' - 0" Above Finished Floor

CODE
2012 International Residential Code
R-3 Occupancy
ELEVATION NOTES

A. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO HOUSE WITH OWNER.

B. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.

C. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.

D. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TIMBER TRIM MEMBERS AND BRICK PATTERNS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
REQUEST

The Applicant requests Final Approval to make exterior alterations to the building on the subject property, as well as to add an ADA ramp and parking areas on-site, in order to convert the building into a pre-school.

SUMMARY OF BACKGROUND INFORMATION

The subject property is a half-acre, corner lot (approximately 135’ X 150’ in area). This property features a prominent, two-story house constructed circa 1912 and known locally as the Columbus W. Deen House. As a contributing building of major significance in the South Lake Morton Historic District, the Deen House represents the Prairie architectural style, which is characterized by its rectangular plan, low-pitched hipped roof with widely overhanging eaves, banks of casement windows, the use of continuous horizontal banding, substantial tapered columns decorated with a triangular motif, round urns on pedestals, and a wide porch that wraps around the home’s north and east elevations. While the house is clad in blond brick with a running bond, the columns and pedestals are covered in stucco. Three blond brick chimneys decorated with the repeated triangular motif are present, and the hipped roof is crowned by a decorated square cap.

The Deen house is located at the center of the subject property, which features a large, landscaped yard enclosed by a historic wrought iron fence and stucco knee wall. Triangular concrete walkways extend from the front porch to the sidewalk on the north and east sides of the property. At the southwest corner of the property, a two-story garage apartment in an architectural style similar to the house is present; a concrete driveway connects the garage apartment to Success Avenue. A portion of the rear and west side yard is enclosed by a contemporary wooden privacy fence.

The Deen house is a rare and unique landmark for its architectural and historic significance. Originally built for Mr. Deen and his family as a single-family residence, this house is the only example of historic Prairie style architecture in the South Lake Morton Historic District. The National Register of Historic Places nomination for the Historic District describes the Deen House as “the most architecturally significant building in the area.” Similarly, the Florida Master Site File Inventory Form considers the Deen House the most significant historic site in the District “because of this home’s architectural significance and association with the district’s developer and one of Lakeland’s most influential early 20th century investors.” The building displays a high level of architectural integrity and design, owing to architect Guy Platt Johnson’s training under Frank Lloyd Wright. Because of its architectural
significance and historical associations, the Deen House is eligible for designation as a City of Lakeland Local Historic Landmark and for individual designation on the National Register of Historic Places.

Following Deen’s death in 1927, the property was sold to Judge R. Lee Wright and briefly served as a private hospital and sanitarium in the 1930s. In 1940, it was acquired by Florida Southern College and used as housing for College faculty and students. These institutional uses occurred prior to the establishment of the City’s first zoning code and the Florida Building Code. Use of the home by the College resulted in many alterations and damage, but the house was authentically restored by its former owners, Lon Stanley and Keith Etheredge, after they purchased it in 1994. The property’s current owner purchased it in 2012 as a single-family home and listed it for sale in 2017. Both the principal and accessory dwellings are currently being used as short-term rental units.

The request proposes to remove four casement windows from each of the west elevation, second-floor window openings, as well as the architectural banding and brick wall below the banding, to construct fire escape doorways. A steel door measuring 36” X 84” is proposed for each doorway, and a painted metal fire escape stair is proposed to be installed at each new opening. The Applicant also requests the installation of a concrete ADA ramp with a metal handrail, approximately four to five feet wide and 24 feet long, at the rear (south elevation) of the house for entry into the rear door. Additional paving is being requested on-site consisting of four parallel spaces adjacent to the existing driveway at the rear of the property, and ten parking spaces in the west side yard along the alley.

The Applicants and their architect met with staff on October 10, 2019 to discuss the project and staff suggested removing classrooms from the second story to avoid the need for two fire escape doors and stairs. The Applicants responded that the project would not be economically viable if the classrooms proposed for the second floor were removed, as it would not accommodate the target enrollment.

**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 1.** A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

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

**Standard 3.** Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

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

**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 work 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.

Exterior Walls/Features
- Use the wall finish most acceptable for the architectural style.
- Avoid using new material that is inappropriate or was unavailable when the building was originally constructed, such as imitation cast stone, imitation brick siding, or brick veneer.
- Removal of any original wall surface with a material inappropriate to the style is not recommended or acceptable.
- Retain original masonry and mortar where possible.
- Repair or replace deteriorated material with new material that duplicates the old as nearly as possible. Mortar color and texture should match that of the original whenever possible.
- Original detail should be continued and replicated. Coursing spacing and mortar joint size should be maintained.

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.

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.
- Use of overly decorative hardware.
- Replacement of original steel casement windows is discouraged because a compatible alternative is not generally available.

ANALYSIS:

The Deen House is unlike much of the vernacular-style buildings that make up the fabric of Lakeland’s Historic Districts, as it represents one of the few examples of high-style historic architecture in Lakeland, and the only historic Prairie style house in the South Lake Morton Historic District. It is an exceptional landmark individually eligible for historic designation, which is an uncommon characteristic within the City’s residential historic districts.

While the Historic Preservation Board and Design Review Committee do not review land use changes, changing the use of a building from a single-family residence to a school often requires building alterations compliant with life safety codes that affect the building’s envelope. When a historic building is involved, these types of changes must be carefully considered to ensure architectural integrity is maintained and protected.
In evaluating the request for building alterations, staff finds the request to remove four casement windows, architectural banding, and brickwork from the second-story, west elevation wall to install doorways for fire escape stairs is inconsistent with the Standards and Design Guidelines listed above, as it adversely affects the architectural integrity of this landmark building. Banks of horizontally-oriented casement windows in consistent opening sizes are a character-defining feature of the Prairie style, as is the brick banding beneath the windows. The request proposes to remove historic materials and interrupt the horizontal rhythm of these character-defining window openings and banding on a highly visible wall, as well as introduce intrusive doorways and stairs. This alteration is also unlikely to be reversed in the future.

Regarding the request for site-related changes, staff finds:

- The materials and placement of the ADA ramp are consistent with the Standards and Design Guidelines. This alteration is appropriately placed at the back entrance, will not damage historic materials, and is reversible.
- The request to add ten parking spaces to the west yard of the property is inconsistent with the applicable Standards, as this parking lot diminishes the historical setting of the property. The original setting is a component of a property’s historic integrity, and is important to maintain for properties as significant as the Deen House. While the Design Guidelines contemplates vehicular access for single-family residences from alleys to detached garages, carports, or parking pads in rear yards, this guidance is not contextually appropriate for a commercial parking lot.
- The request to add four parking spaces adjacent to the existing driveway does not detract from the historical setting and context of the property, as these spaces are located at the rear of the property and the original driveway width is maintained at the entrance from Success Avenue.

**STAFF RECOMMENDATION:**

Staff recommends design approval of the Applicant’s request for an ADA ramp and four parking spaces adjacent to the existing driveway as submitted, provided that a Conditional Use is approved by the City Commission allowing for the use of the building as a pre-school and the ancillary parking.

Staff recommends denial of the request for conversion of the second-story, west elevation casement windows to doors, addition of fire escape stairs, and the addition of a parking lot consisting of ten spaces in the western yard off the alley.

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

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