AGENDA
HISTORIC PRESERVATION BOARD
City Commission Conference Room
February 27, 2020 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 January 23, 2020 Historic Preservation Board meeting minutes.

III. Old Business:

A. Update on Design Guidelines Project.

IV. New Business: None

V. Adjourn for Design Review Committee.

MINUTES

HISTORIC PRESERVATION BOARD
City Commission Conference Room
Thursday, January 23, 2020
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; Tim Calhoon (Chair), Kyle Clyne (Vice Chair), Lynn Dennis, Dan Fowler, Jeremy Moses, Ursula Radabaugh, MeLynda Rinker, Linda Trumble, and John White were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation, was also present.

I. Call to Order and Determination of a Quorum

Chairman Tim Calhoon called the January 23, 2020 meeting of the Historic Preservation Board ("Board") to order at 8:31 a.m. A quorum was reached, as nine Board members were present.

II. Review and Approval of the Previous Meeting Minutes

Ms. Lynn Dennins motioned to approve the November 19, 2019 meeting minutes as submitted. Mr. Dan Fowler seconded the motion. The motion passed unanimously.

III. Old Business:

A. Follow-up on Munn Park question: Ms. Foster relayed to the Board that since the monument was relocated to Veteran's Park in March 2019, there has been no further discussion from the City Manager's office or the Parks and Recreation Department regarding plans to replace the monument at the center of the park. Any change proposed to Munn Park to alter the center of the park will be submitted to the HPB for review. Mr. Dan Fowler stated that the Board should drive this topic and discuss options for the City's consideration.

A. Update on Design Guidelines Project: Staff commented that significant progress has occurred in the creation of a document template for the new Design Guidelines, and this document is approximately 30% complete. The drafting of text is ongoing, and this task is being shared by the consultant team and staff. The creation of illustrations, graphics, and photography is the sole responsibility of the consultant, and is well underway. The next Historic Design Guidelines Sub-Committee meeting is scheduled for Friday, February 7, 2020 at 9:00am.

IV. New Business:

A. Chairman Calhoon welcomed new member Mr. John White to the Board, and congratulated Ms. Ursula Radabaugh on her reappointment to a second term.

V. Adjournment

There being no further business, the meeting adjourned at 8:35 a.m.

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Chairman, Historic Preservation Board Senior Planner, Historic Preservation

AGENDA

DESIGN REVIEW COMMITTEE
City Commission Conference Room
February 27, 2020, immediately following the Historic Preservation Board Meeting

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

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

II. Review and approval of the November 19, 2019 and January 23, 2020 Design Review Committee meeting minutes.

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

IV. Consideration of Certificate of Review Applications:

A. **HPB20-012 917 S. New York Avenue** – Final Approval requested for minor exterior alterations to the house at this address. Owner/Applicant: Ms. Murrie Mehrer.

B. **HPB20-022 1005 Josephine Street** – Final Approval requested for siding replacement on the house at this address. Owner: Mr. Dean Anthony Orlando. Applicant: Graham Aluminum.

V. Other Business:

A. Housekeeping Item. Correct motion to approve HPB19-209, 524 S. Wilson Avenue with conditions recommended by staff as voted 6-0 on January 23, 2020. The motion was made by Mr. Tim Calhoon and seconded by Mr. John White; a DRC member is needed to second the motion.

VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE
City Commission Conference Room
Thursday, November 21, 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, and Linda Trumble were present. Historic Preservation Board members Jeremy Moses and MeLynda 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 8.38 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Ms. Lynn Dennis motioned to approve the October 24, 2019 meeting minutes. Ms. Linda Trumble seconded the motion. The motion passed unanimously.

III. Review of Certificates of Review administratively approved.

A list of 14 administratively approved Certificate of Review projects covering the period 10/18/19 – 11/13/19 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. **HPB19-209 – 524 S. Wilson Avenue** – Mr. Jackie Legg and Ms. Mary Louise Mason request approval for the construction of 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 an irregularly-shaped, vacant lot in the Biltmore-Cumberland Historic District consisting of 0.31 acres, which was subdivided recently from the lot to its south, known as 532 S. Wilson Avenue. The proposed new construction is a one-story, single-family house with 2,695 square feet of living space. The house features a Ranch-style aesthetic with a side-gabled roof and hipped-roof front porch supported by square columns, and windows with a six-over-six Colonial-style simulated divided-lite grid. At the rear of the house is an integrated porch. Future plans call for a swimming pool and detached garage on the property. Materials proposed for the new house include: a concrete stem wall foundation; cladding will be CMU walls with textured cementitious coatings, cultured brick on front façade, and fiber cement lap siding with a 6" exposure in gable ends, along with cementitious trim and casing; windows will consist of MI vinyl single-hung sash with a 6-over-6 Colonial internal simulated divided lite grid and fixed transom windows with internal simulated divided lite grid; fiberglass solid doors will be used; the front door will have two sidelights with internal simulated divided lite grid. The 5/12 pitch roof will be covered with Owens Corning asphalt architectural shingles and a fiber cement fascia and vinyl soffit will be used. Rectangular fiberglass

columns will be used on the front porch, and the porch floor is proposed to be covered in concrete paver brick.

Ms. Foster stated that the site plan proposed for the new house shows orientation of the front facade towards S. Wilson Avenue. The proposed building setbacks (17' front setback, 5' north side setback, 16' south side setback, 65' rear setback) for the house comply with the Land Development Code's Urban Neighborhood Standards.

Staff worked with the Applicants to explain the architectural styles and residential characteristics of the Biltmore-Cumberland Historic District. Subsequently, the conceptual design as proposed is based upon Ranch style homes found neighborhood. Staff found that the front façade width (61.3') of the house is similar in width to both contributing Masonry Vernacular homes and non-contributing Ranch homes that can be found in the Biltmore-Cumberland neighborhood; those located on S. Wilson Avenue range in width from 49' to 65'. However, the scale and proportion of architectural elements, including roof pitch, floor-to-ceiling heights, and fenestration, is minimally compatible with adjacent structures, as it reflects contemporary design based on suburban models. Owing to the roof height and depth of the house, its massing is greater than adjacent one-story homes. Because of the irregular shape of the subject property, staff suggests rearranging the floor plan to an L-shaped footprint, which may lessen the massing and distribute the house more evenly on the lot. Additionally, staff suggested decreasing the height of the roof or consider changing the roof shape to a hipped roof to lessen the massing and reflect the Ranch style.

Ms. Foster stated that the materials as proposed are mostly consistent with the Design Guidelines, but staff suggests the following changes to more accurately reflect the Ranch style and blend with existing residences in the neighborhood:

- Use stucco cladding with a smooth or finely textured cementitious finish.
- Use exterior-mounted grids on all windows that have a simulated divided lite appearance.
- Consider using windows with a horizontal orientation instead of vertical, such as casement windows without a simulated divided lite appearance, to convey the horizontal massing of the Ranch style.

Finally, the proposed placement of the house on the lot was found consistent with the Urban Form Standards in terms of orientation, building setbacks, and porch depth. However, given the moderate front setbacks of surrounding residences, which average 34.75 feet, staff suggests increasing the front setback to at least 30 feet (an Administrative Adjustment considering the average front setbacks of the adjacent properties will be required for planning approval).

Staff recommended conceptual approval of the request with the suggestions and conditions listed. Final approval of this request will be subject to a revised design and will be heard at a future DRC meeting.

<u>Suggestions:</u>

- Rearrange the floor plan to an L-shaped footprint, to lessen the massing and distribute the house more evenly on the lot.
- Decrease the height of the roof or consider changing the roof shape to a hipped roof to lessen the massing and more accurately reflect the Ranch style.
- Consider using windows with a horizontal orientation instead of vertical, such as casement windows without a simulated divided lite appearance, to convey the horizontal massing of the Ranch style.

<u>Conditions:</u>

- Use stucco cladding with a smooth or finely textured cementitious finish.
- Use exterior-mounted grids on all windows that have a simulated divided lite appearance.

- Increase the front setback to 30 feet.

Mr. Jack Legg was present in support of the request, and asked if the condition of increasing the setback would affect his ability to locate a driveway. Ms. Foster indicated that the width of the home's front façade would need to be decreased. Staff provided a brief explanation of the L-shaped footprint of the home in response to Ms. MeLynda Rinker. Chairman Clyne verified that the floor plan provided was one of Mr. Sadler's stock plans. Mr. Matthew Lyons commented that at a third of an acre, the lot was large for the neighborhood and could accommodate a variety of more custom plans instead of a suburban stock plan. There was further discussion about increasing the setback and the resulting shape of the floor plan given the atypical shape of the property. Ms. Ursula Radabaugh questioned whether this was the right design for this historic lot. Mr. Legg mentioned that because a front-loaded garage was not acceptable in terms of the Design Guidelines, a side-loaded garage was used which further lengthened the width of the house. Mr. Jeremy Moses commented that by turning the pool 90 degrees a side-loaded garage could fit at the rear of the house with enough vehicular maneuverability. Mr. Dan Fowler noted that the lot was long in the east-west direction, which called for a house footprint to be long in the east-west direction, which would leave space to come down the property to a garage at the rear. The Applicant, Committee members, and staff further discussed ways to rearrange the house to better fit the lot, in design and context with the neighborhood. Mr. Matthew Lyons suggested a side-loaded garage at the front of the house could be considered. Mr. Legg suggested a front-facing carport and Ms. Foster stated that a carport could be considered, as carports exist in the neighborhood.

MOTION: Conceptual approval of the project with the conditions recommended by staff: 1) Use stucco cladding with a smooth or finely textured cementitious finish; 2) Use exterior-mounted grids on all windows that have a simulated divided lite appearance; and 3) Increase the front setback to 30 feet (K. Clyne, L. Dennis, 5-0).

B. **HPB19-214 – 309 Ariana Street** – Ms. Jamie Grauer requests approval for the construction of 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 platted lot in the Dixieland Historic District, which has alley access to the rear. The lot size is 50' wide and 125.24' deep, measuring 0.14 acres. The proposed new construction consists of a one-story single-family house with approximately 888 square feet of living space. The design of the proposed house features a Bungalow aesthetic, which is expressed by its low massing, a double front-gabled roof with a hipped-roof front porch, tapered columns, corner boards, and rectangular gable vents. The rear elevation features a double-gable roofline and an integrated porch. Materials for the new house include: a concrete stem wall foundation with a height of 21"; exterior cladding will consist of Hardie board lap siding, as well as Hardie trim and casing; windows are to be vinyl single-hung sash with 6/1 & 8/1 lite configurations; exterior doors are to fiberglass; the 6/12 pitch roof will be covered in asphalt architectural shingles with Hardie fascia and a vinyl soffit; and the porch will consist of a concrete floor and steps with Hardie-wrapped wood columns.

The site plan for the new house shows orientation of the front facade towards Ariana Street. The building setbacks indicated on the submitted site plan include a 20' front setback, 9.33' west side setback, 10' east side setback, and a 60.33' rear setback.

Ms. Foster mentioned that within the 300 block of Ariana Street exist several modest single-family houses, which are primarily variations of the Bungalow type. Staff found that the design of the proposed

new house features a neo-traditional style resembling a Craftsman Bungalow. Details such as the 6/12 pitch roof, double-front gables, tapered columns, and simple trim details are consistent with the Bungalow architectural style, as well as with the Design Guidelines. The form and massing of the proposed house, as well as the scale of building elements are also consistent with the Design Guidelines and contributing buildings in the Dixieland neighborhood. Additionally, the proposed materials as submitted are consistent with the Design Guidelines. The scale and style of the building's fenestration is compatible with that of nearby residential buildings, and the Applicant has confirmed that the windows will be recessed to provide a shadow-line.

Staff recommends the following additional design elements for further compatibility: 1) use a mullion of at least 3 inches wide between the paired windows on the front elevation; 2) use Hardie Board siding with an exposure of no more than 6 inches; 3) use frieze boards approximately 8 inches wide to frame the gables, create a front porch entablature, and separate siding materials; and 4) use a front door with a half-lite or quarter-lite appearance. Staff also suggests that the Applicant use stucco brick or brick veneer on the foundation, as well as on the front porch column plinths, for a traditional appearance.

Placement of the proposed house on the subject property is consistent with the Design Guidelines in terms of orientation and setbacks. The site plan should be revised to show a driveway and/or parking area to the rear of the lot with vehicular access to the alley to accommodate two parking spaces. Also, a pedestrian walkway connecting the front porch with the existing sidewalk along Ariana Street is suggested, consistent with adjacent properties.

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

- Use a mullion of at least 3 inches wide between the paired windows on the front elevation;
- Use Hardie Board siding with an exposure of no more than 6 inches;
- Use frieze boards approximately 8 inches wide to frame the gables, create a front porch entablature, and separate siding materials;
- Use a front door with a half-lite or quarter-lite appearance.
- Submit a revised site plan that shows two parking spaces at the rear of the property with vehicular access from the alley; and
- Submit a compatible exterior paint color palette.

Ms. Jamie Grauer was present in support of the request, and indicated that she understood the conditions and would make those changes. There was no discussion by the Committee.

MOTION: Approval of the request with the conditions recommended by staff: 1. Use a mullion of at least 3 inches wide between the paired windows on the front elevation; 2. Use Hardie Board siding with an exposure of no more than 6 inches; 3. Use frieze boards approximately 8 inches wide to frame the gables, create a front porch entablature, and separate siding materials; 4. Use a front door with a half-lite or quarter-lite appearance; 5. Submit a revised site plan that shows two parking spaces at the rear of the property with vehicular access from the alley; and 6. Submit a compatible exterior paint color palette. (K. Clyne, D. Fowler, 5-0).

V. Other Business: None.

VI. Adjournment: There being no further business, the meeting adjourned at 9:11 a.m.

Chairman, Design Review Committee

Senior Planner, Historic Preservation

MINUTES

DESIGN REVIEW COMMITTEE
City Commission Conference Room
Thursday, January 23, 2020

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

The City of Lakeland Historic Preservation Board, Design Review Committee, met in Regular Session, Kyle Clyne (Chair), Tim Calhoon, Lynn Dennis, Dan Fowler, Ursula Radabaugh, and Linda Trumble were present. Historic Preservation Board members Jeremy Moses, MeLynda Rinker, John White, 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 8:35 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Review and approval of the November 21, 2019 meeting minutes was postponed to the next Committee meeting.

III. Review of Certificates of Review administratively approved.

A list of 27 administratively approved Certificate of Review projects covering the period 11/14/19 – 1/15/20 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. **HPB19-209 – 524 S. Wilson Avenue** – Final Approval requested for the construction of a new single-family house at this address. Owner: Mr. Jackie Legg and Ms. Mary Louise Mason. Applicant: Mr. Danny Sadler.

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 irregularly-shaped, vacant lot in the Biltmore-Cumberland Historic District consisting of 0.31 acres, which was subdivided recently from the lot to its south, known as 532 S. Wilson Avenue. On either side of the subject property exist noncontributing houses built in 1925 and 1951. Nine contributing houses built between 1946 and 1950 are located along S. Wilson Avenue, including the houses directly across the street from the subject property; most of these contributing homes feature the Masonry Vernacular style.

Ms. Foster stated that after receiving Conceptual Approval with three conditions by the Design Review Committee in November, Mr. Sadler redesigned the house based on Committee and staff comments, as well as his “Bentley 6A” home plan. The revised design is a one-story, single-family house with 2,021 square feet of living space. The house features a Ranch-style aesthetic with a horizontally-oriented façade, hipped roof, and carport. The integrated front and rear porches are supported by square columns.

Non-functioning shutters matching the height of the windows will be placed on either side of the window openings on the front façade. The floor plan shows the conversion of an enclosed two-car garage to a carport with an open front entrance, as well as the expansion of the front porch depth from 6 feet to 8 feet. Materials proposed for the new house include: a stem wall concrete foundation with a finish floor elevation of 21 inches; exterior cladding will consist of CMU walls with textured cementitious coatings, with the front façade covered in stucco brick on the lower portion of wall and Hardie lap siding on the upper portion; cementitious coatings will also be used for trim and casing; windows will be vinyl, single-hung sash with one-over-one lite configurations; solid panel fiberglass exterior doors will be used, and the front door will have two non-divided sidelights; the 5/12 pitch roof will be covered in asphalt architectural shingles, and a fiber cement fascia and vinyl soffit will be used; the front porch columns will be fiberglass, and the porch floor is proposed to be covered in colored concrete paver brick. No handrails will be used on the porch. The exterior paint colors are still to be decided. The site plan proposed for the new house shows orientation of the front facade towards S. Wilson Avenue. Building setbacks as proposed (28.25' front setback (averaged), 8' north side setback, 7' south side setback, 84' rear setback) for the house comply with the Land Development Code's Urban Neighborhood Standards and the average front setbacks along S. Wilson Avenue. A brick paver driveway, approximately 20 feet wide, is proposed on the south side of the property to connect with the carport.

Secretary's Standards 9 and 10, as well as Chapter 4 of the Design Guidelines, were used to evaluate this request, stated Ms. Foster. Following the November DRC meeting, staff met with Mr. Sadler to suggest changes to the Bentley house plan that would comply with the Design Guidelines and character of the Biltmore-Cumberland Historic District. Subsequently, the revised design was proposed based upon Ranch style homes found neighborhood. Staff found that the front façade width (62.7') is similar in width to both contributing Masonry Vernacular homes and non-contributing Ranch homes that can be found in the Biltmore-Cumberland neighborhood; those located on S. Wilson Avenue range in width from 49' to 65'. Additionally, the floor-to-ceiling height of 8 feet is also consistent with the Ranch and Masonry Vernacular style. The roof form has been changed from a side gable to a hipped roof, which is also consistent with these modern architectural styles. While the pitch of the roof has been lowered from 6/12 to 5/12, the overall height of the roof reflects contemporary suburban design and is out of scale with the front façade floor-to-ceiling height; typically, the Ranch style features a very low-pitched roof, often 3/12 to 4/12. In addition, as the increase in front porch depth (as shown on the floor plan) will align the porch nearly evenly with the carport, staff recommends integrating the carport under the main roof, instead of a having an additional hipped roofline over the carport. The materials as proposed are consistent with the Design Guidelines, but staff recommends the following changes to more accurately reflect the Ranch style and blend with existing residences in the neighborhood: 1) Use stucco cladding with a smooth or finely textured cementitious finish; and 2) Remove the Hardie lap siding from the front elevation, or use Hardie lap siding on all four wall elevations. Finally, the proposed placement of the house on the lot is consistent with the Urban Form Standards in terms of orientation, building setbacks, and porch depth. While the carport is consistent with the Ranch style, and double-car-with carports can be found in Biltmore-Cumberland, staff suggests limiting the width driveway to 18 feet to fit in with the narrow driveways in this neighborhood.

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

1. Lower the roofline and use a pitch no taller than 4/12;
2. Integrate carport under main roof;
3. Use stucco cladding with a smooth or finely textured cementitious finish;
4. Either remove the Hardie lap siding from the front elevation, or use Hardie lap siding on all four wall elevations; and
5. Submit an exterior paint colors list.

Ms. Mary Louise Mason and Mr. J.J. Smith were present in support of the request. Mr. Smith stated that the conditions recommended by staff were acceptable to them. Mr. John White pointed out that the plans indicated a driveway width of approximately 18 feet, meeting with staff's suggestion. There were comments from Mr. Kyle Clyne and Mr. Dan Fowler concerning the carport versus an enclosed garage, as well as maintaining the hipped roofline over the carport. It was decided that a front facing garage would not meet the front façade setback requirements in the LDC, and a carport was sufficient for the applicants.

MOTION: Final approval of the request with the conditions recommended by staff (T. Calhoon/J. White, 6-0).

V. Other Business: None.

VI. Adjournment: There being no further business, the meeting adjourned at 8:52 a.m.

Chairman, Design Review Committee

Senior Planner, Historic Preservation

Certificates of Review Administratively Approved
Between 1/16/2020 and 2/17/2020

1. 119 W BELMAR ST (Contributing Building) - Installation of an 8' X 22' (176 SF) metal shed with flat roof, covered with wood siding and painted to match the principal dwelling, in the rear yard and screened by a wood fence.
Subject to the following conditions: (HPB19-069)

2. 1037 LEXINGTON ST (Non-Contributing Building) - Installation of a 12' X 24' premanufactured shed in the rear yard of the subject property. Shed will have an asphalt shingle roof and composite lap siding, and will be painted to match or complement the principal house.
Subject to the following conditions: (HPB20-005)

3. 515 W HANCOCK ST (Non-Contributing Building) - Minor alterations to include: replacing broken window glass in-kind; removing aluminum awnings; switch non-historic solid panel front door with historic glazed rear door; paint house.
Subject to the following conditions: (HPB20-006)

4. 632 W BELMAR ST (Non-Contributing Building) - Replace 8 aluminum windows with MI vinyl single-hung sash windows (FL#13349), matching opening size of existing windows.
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 SUBSITUTED OR REPLACED WITH A PRODUCT FROM A DIFFERENT MANUFACTUER, OR A DIFFERENT MODEL NUMBER FROM THE SAME MANUFACTURER, WITHOUT STAFF APPROVAL. (HPB20-007)

Certificates of Review Administratively Approved
Between 1/16/2020 and 2/17/2020

5. 319 ARIANA ST (Contributing Building) - Remove existing vinyl siding on the house on the subject property and replace with Hardie board wood grain siding. House wrap will be used underneath new siding. Hardie trim to be used.
Subject to the following conditions: Hardie trim must be used to trim out windows, doors, cornerboards, gable vent (which must be left intact). (HPB20-008)

6. 1017 LEXINGTON ST (Non-Contributing Building) - Replacement of existing 151 linear feet of 4 ft. tall galvanized chain link fence in rear yard with 151 linear feet of new 4 ft. tall galvanized chain link fence
Subject to the following conditions: (HPB20-009)

7. 515 W HANCOCK ST (Contributing Building) - Remove two non-original doors and one non-original window on rear elevation, in the area that used to be an open porch, but was enclosed some time ago. Openings will be framed, insulated, and clad with exterior sheathing and then aluminum siding to match the existing siding of the house.
Subject to the following conditions: (HPB20-010)

8. 1104 HARTSELL AV (Non-Contributing Building) - Replace four square wooden posts supporting the front porch of the subject house with four wooden posts similar in style. The top and bottom of each posted will be trimmed with molding similar to the existing. PVC brackets to be used to attach new posts to porch floor and beam, and will be hidden underneath the trim.
Subject to the following conditions: (HPB20-011)

9. 100 LAKE MORTON DR (Non-Contributing Building) - Removal of the existing umbrella-style metal bus shelter and concrete pad on the subject property, and installation of a new 6' X 20' aluminum bus shelter with gabled roof on a concrete pad.
Subject to the following conditions: (HPB20-013)

10. 403 HUNTER ST (Non-Contributing Building) - Demolition of a two-story frame garage apartment building, accessory to the principal building on the subject property. Principal building will remain.
Subject to the following conditions: (HPB20-014)

11. 630 W PATTERSON ST (Contributing Building) - Replacement of approximately 29.5 feet of existing 6 ft. tall wood privacy fence on the east side of the subject property with 7 ft. tall wood privacy fence. Height of fence approved by the ZBAA per variance VAR19-028.
Subject to the following conditions: (HPB20-016)

Certificates of Review Administratively Approved
Between 1/16/2020 and 2/17/2020

12. 832 S FLORIDA AV (Non-Contributing Building) - Change to existing monument sign with regard to tenant panel signage on both sides of monument sign. Scope of work:
1. Installation of two 27" X 43" aluminum pan overlay with applied digitally printed and laminated vinyl for Curtis Cassidy, MD;
2. Apply 2 3/8" X 30" plotter cut white vinyl "Attorneys At Law" letters below existing Smith Feddeler & Smith, P.A. sign; and
3. Apply 7" X 9' 9" digitally printed and laminated vinyl overlay on existing pan.
Subject to the following conditions: (HPB20-017)

13. 1029 MONROE ST (Non-Contributing Building) - Removal and replacement of 12 aluminum double-hung sash windows with 12 WinForce PVC double-hung sash windows (FL#22300.2), matching existing opening size.
Subject to the following conditions: CONDITIONS:
1. ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.
2. FOR WINDOWS WITH SIMULATED DIVIDED LITES, MUNTINS (GRIDS/GRILLES) SHALL BE DIMENSIONAL AND MOUNTED TO THE EXTERIOR OF THE GLAZING (GLASS) WITH A MINIMUM SURFACE RELIEF OF A ¼ INCH. MUNTINS “SANDWICHED” BETWEEN DOUBLE-PANED GLAZING SHALL NOT BE PERMITTED, EXCEPT WHEN INSTALLED BENEATH EXTERIOR-MOUNTED MUNTINS.
3. ALL PAIRED OR GROUPED WINDOWS SHALL BE INSTALLED WITH A DIVIDING MULLION BETWEEN ADJOINING WINDOWS.

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

WINDOW PRODUCTS STATED ON THE APPROVED BUILDING PERMIT SHALL NOT BE SUBSITUTED OR REPLACED WITH A PRODUCT FROM A DIFFERENT MANUFACTUER, OR A DIFFERENT MODEL NUMBER FROM THE SAME MANUFACTURER, WITHOUT STAFF APPROVAL. (HPB20-018)

14. 506 W BELMAR ST (Contributing Building) - Installation of a 6' X 6' lean-to shed in the rear yard of the subject property. Shed features LP Smartside siding and asphalt shingle roof.
Subject to the following conditions: (HPB20-019)

15. 1128 OAKHILL ST (Contributing Building) - Replacement of existing asphalt shingle roof on the Frame Vernacular subject house with a 5V crimp metal roof (FL#17022.1).
Subject to the following conditions: (HPB20-020)

Certificates of Review Administratively Approved
Between 1/16/2020 and 2/17/2020

16. 609 ARIANA ST (Contributing Building) - Replace 25 existing, non-original aluminum windows with 25 JELD-WEN vinyl single-hung sash windows, matching original opening size, with a one-over-one lite configuration (FL#14104.8). Existing paired windows will be replaced with two window units divided by a vertical mullion at least 3 inches wide.
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 SUBSITUTED OR REPLACED WITH A PRODUCT FROM A DIFFERENT MANUFACTUER, OR A DIFFERENT MODEL NUMBER FROM THE SAME MANUFACTURER, WITHOUT STAFF APPROVAL. (HPB20-021)

17. 743 WINFREE AV (Contributing Building) - Install 80 linear feet of 6 ft. tall wood privacy fence along rear and side yards of the subject property, to replace existing deteriorated fence.
Subject to the following conditions: (HPB20-024)

HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
February 27, 2020

Project #	**HPB20-012**
Project Type	**Minor Exterior Alterations**
Property Address	**917 S. New York Avenue**
Historic District; FMSF#	**Dixieland Historic District; DL 167; "Walter and Pearl Wolfram House"**
Owner/Applicant	**Ms. Murrie Mehrer**
Design Professional	**Mr. Mark Brown**
Zoning; Context District; Future Land Use; SPI	**RA-4; Urban Neighborhood Residential Medium; Dixieland SPI**
Existing Use	**Residential**
Adjacent Properties	**Residential**
Previous Approvals	**1/14/20 - Demolition of non-original aluminum screen room on side of house (HPB20-003).**

REQUEST

Ms. Murrie Mehrer requests Final Approval to make minor exterior alterations to the two-story house on the subject property, as explained in the Summary below.

SUMMARY OF BACKGROUND INFORMATION

The subject property is a corner lot consisting of 0.21 acres (approximately 67.4' by 138') and contains a Two story, frame vernacular house built circa 1925, which is a contributing building in the Dixieland Historic District. Frame vernacular was a prevalent style of residential architecture in Florida and refers to the use of a common wood frame construction technique used by self-taught builders. Architectural features of this house include a side-gabled roof, centrally-placed enclosed porch and second-story balcony, stucco cladding, and one-over-one double hung sash windows. Alterations include the installation of plywood paneling on the porch, balcony, and portions of walls. A contemporary aluminum screen room was added to the south side elevation, but has been issued administrative approval by staff to be removed.

The Applicant's request proposes the following alterations:

- Add an open-sided porch with a hipped roof on the south side elevation consisting of wood frame construction and roof shingles to match the house;
- Add a new hipped roof over the front doors with roof shingles to match the house;
- Change the shed roof over the second-story balcony to a gable roof;
- Install a new wood or metal handrail in the balcony area;
- Remove all plywood paneling on house and repair stucco or re-stucco where necessary;
- Replace the existing non-original windows on the ground floor of the front elevation with one-over-one double hung sash windows;
- Replace the existing non-original front doors with full-lite front doors;
- Apply brick, stucco brick or brick veneer to lower portion of the front elevation wall to provide the appearance of a water table.

This house is setback approximately 34 feet from the front yard property line, and the building setbacks for the proposed side porch appear to comply with the Land Development Code's Urban Form Standards.

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:

Several clues exist on the subject property that suggest this house was originally built as a garage apartment to a principal residence that was never constructed, including: the presence of two ribbon driveways; placement of the building upon the subject property near the rear lot line; and the building's at-grade foundation.

In evaluating the request with the Standards, staff finds that the proposal does not destroy historic materials or disturb spatial relationships that characterize the house, as the architectural integrity of the home has been altered from its original use, along with the installation of insensitive replacement windows and doors and plywood panel siding. New but similar materials will be used, which will provide some differentiation between the original house and addition.

Staff finds that the request is consistent with the Design Guidelines concerning placement of the porch addition on a side façade, rather that the primary front façade, especially given the larger than average setback from the

front property line, and the open nature of the proposal allowing the wall cladding of the house to be seen from the street. Additionally, the materials proposed addition reflect the original materials of the house and are compatible with the Guidelines. The design of the stucco cladding, new gable porch roof, railing, windows, doors, and brick water table are consistent with the frame vernacular style of the subject house. Given that this building was likely intended as an accessory building to a principal building that was not built, and Board policy allows the flexible alteration of accessory buildings when the overall architectural character is compatible with surrounding contributing buildings, staff finds this request meets the intent of the Design Guidelines.

STAFF RECOMMENDATION:

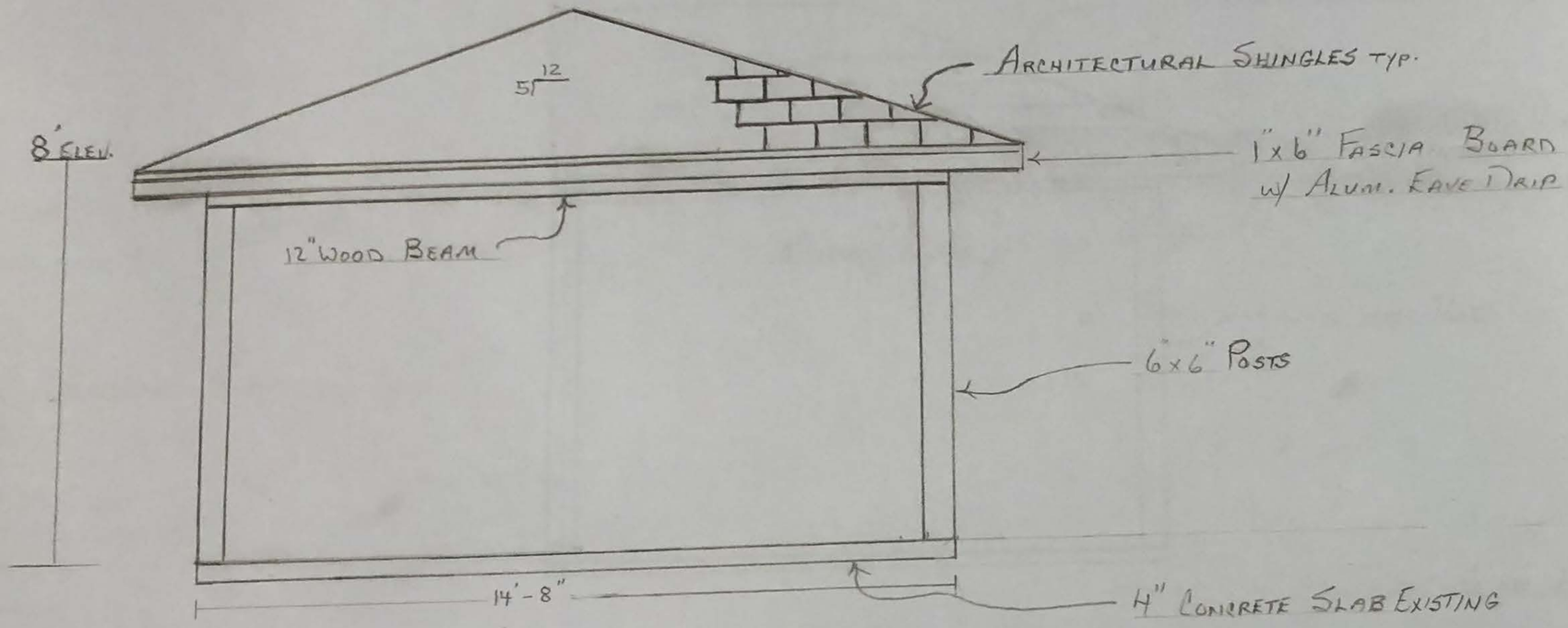
Staff recommends Final Approval of the request as submitted.

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

SCALE 1" = 3'

EAST ELEVATION

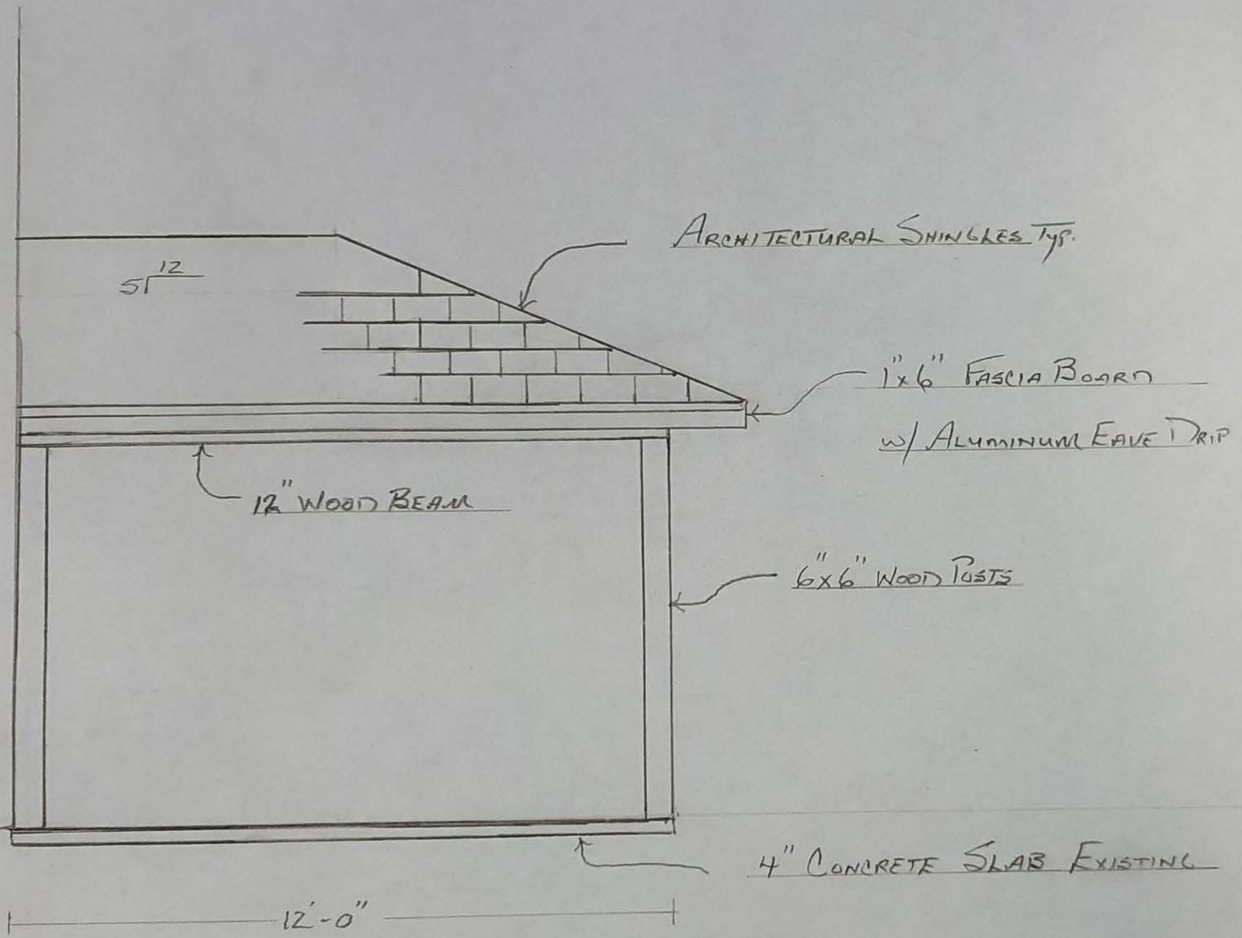
DRAWN BY: MARK BROWN CONST INC.



SOUTH ELEVATION

DRAWN BY: MARK BROWN CONSTRUCTION INC.

SCALE ½" = 1'



West Elevation

Scale ½" = 1'

Drawn By: Mark Brown Construction Inc.

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Secured by
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800 ADT ASAP

HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
February 27, 2020

Project #	**HPB20-022**
Project Type	**Major Rehabilitation**
Property Address	**1005 Josephine Street**
Historic District; FMSF#	**Lake Hunter Terrace Historic District; PO6411**
Owner	**Mr. Dean Anthony Orlando**
Applicant	**Mr. Jack Graham, Graham Aluminum & Home Improvement**
Zoning; Context District; Future Land Use; SPI	**RA-3; Urban Neighborhood; Residential Medium; N/A**
Existing Use	**Residential**
Adjacent Properties	**Residential**
Previous Approvals	**N/A**

REQUEST

The Applicant requests final approval to install 7.25" Hardieplank horizontal siding with a wood grain finish and 6" exposure over the existing wood lap siding on both the house and shed on the subject property. The soffit, fascia, and all window and door trim will be left as-is and not replaced.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot consisting of 0.15 acres. The building on the subject property is a one-story house built circa 1927 in the Bungalow architectural style, and is a contributing building in the Lake Hunter Terrace Historic District. This house features a side-gabled roof with a clipped gable front stoop and dormers, three-over-one double hung sash windows, and wooden weatherboard lap siding. Unlike many lap-sided houses within the historic districts, the subject house does not feature corner boards and instead has mitered corners.

The Applicant has stated that the existing wood siding is old and rotten in some areas and he desires to improve the appearance of his home by installing new lap siding.

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

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

The following *Design Guidelines* apply to this project*:*

Chapter 5 Rehabilitation of Contributing Buildings: Exterior Walls/Features and Wood Siding, page 5-2.

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.
- Replace significant architectural trim features such as cornices, shutters, brackets, and railings with the same type features.
- Removal or concealing of any original wall surface with a material inappropriate to the style is not acceptable.

Wood Siding

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

ANALYSIS:

Staff visited the subject house and found that the existing siding did not appear to be deteriorated beyond repair. However, as the existing siding is common, undecorated weatherboard and not a novelty type of siding, staff finds the use of 7.25" fiber-cement siding with a 6" exposure to be appropriate, subject to the following conditions:

- The existing siding should be removed before installing new siding to preserve the profile, depth, and reveal of the window and door trim; and
- A smooth textured fiber-cement lap siding should be used to match the existing appearance.

STAFF RECOMMENDATION:

Staff recommends final approval of the request with the following conditions:

1. Remove existing siding before installing new siding to preserve the profile, depth, and reveal of the window and door trim; and
2. Use fiber-cement lap siding with a smooth texture instead of wood grain texture.

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

1005