In order to comply with the Safer-at-Home Order issued by Governor DeSantis, City Hall is closed to the public and the entire meeting will be conducted online. Members of the public and interested parties who wish to comment will be able to do so by dialing 1 (312) 757-3121 and entering access code 766-579-493 (no pin required) during the live broadcast on Spectrum Channel 643 or Fios Channel 43 or the webcast on www.lakelandgov.net. Comments may also be submitted by e-mail to planning@lakelandgov.net.

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.

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

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

II. Review and approval of the February 27, 2020 Historic Preservation Board meeting minutes.

III. Old Business:
   A. Design Guidelines Project Update by staff.

IV. New Business:
   A. Historic Lakeland, Inc. has postponed the Annual Historic Preservation Awards presentation to Monday, November 9, 2020, 5:30pm at the Polk Theatre.

V. Adjourn for Design Review Committee.
MINUTES

HISTORIC PRESERVATION BOARD
City Commission Conference Room
Thursday, February 27, 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, Ursula Radabaugh, MeLynda Rinker, Nick Thomas, 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 February 27, 2020 meeting of the Historic Preservation Board ("Board") to order at 8:32 a.m. A quorum was reached, as eight Board members were present.

II. Review and Approval of the Previous Meeting Minutes

Mr. Kyle Clyne motioned to approve the January 23, 2020 meeting minutes as submitted. Mr. John White seconded the motion. The motion passed unanimously.

III. Old Business:

A. Update on Design Guidelines Project: Ms. Foster commented that the Design Guidelines Advisory Committee met with staff, Phil Wegman and Aaron Banks of Furr and Wegman, and Professor Trent Green with the USF School of Community Design on Feb. 7, 2020 to give a progress report and overview of the project. The Design Guidelines template document was 30% complete at this meeting, and will be 100% complete by the end of March when a first draft will be presented. The first draft will be distributed to the full Board for review and feedback. When reviewing the new document, Ms. Foster asked the Board to consider past requests and cases where the current Design Guidelines were not clear or were silent on a topic to ensure the new document addresses those issues.

IV. New Business: None

V. Adjournment

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

Chairman, Historic Preservation Board                      Senior Planner, Historic Preservation
AGENDA
DESIGN REVIEW COMMITTEE
Virtual Meeting
April 23, 2020, immediately following the Historic Preservation Board Meeting

In compliance with the Safer-at-Home Order issued by Governor DeSantis, City Hall is closed to the public and the entire meeting will be conducted online. Members of the public and interested parties who wish to comment will be able to do so by calling in during the meeting. A toll-free number and access code will be posted online prior to the meeting and during the live broadcast on Spectrum Channel 643 or Fios Channel 43 or the webcast on www.lakelandgov.net.

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

II. Review and approval of the February 27, 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. HPB20-031 – 1130 Ruby Street – Final Approval requested for the new construction of a single-family house at this address. Owner/Applicant: Mr. Derrick McWaters.
   B. HPB20-032 – 601 Ariana Street – Final Approval requested for the demolition of the existing single-family house at this address, and the new construction of two single-family houses. Owner/Applicant: Mr. Joshua Hamilton with KMH Holdings of Lakeland LLC/Hulbert Homes.
   C. HPB20-052 – 201 Hunter Street – Final Approval requested for a building addition onto the house located at this address. Owner/Applicant: Mr. Mario Falcon.

V. Other Business: NONE

VI. Adjournment.
The City of Lakeland Historic Preservation Board, Design Review Committee, met in Regular Session, Kyle Clyne (Chair), Tim Calhoon, Lynn Dennis, Ursula Radabaugh, and Linda Trumble were present. Historic Preservation Board members 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 8:36 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Mr. Tim Calhoon motioned to approve the November 21, 2019 meeting minutes. Ms. Linda Trumble seconded the motion. The motion passed unanimously.

Ms. Lynn Dennis motioned to approve the January 23, 2020 meeting minutes. Mr. Nick Thomas seconded the motion. The motion passed unanimously.

III. Review of Certificates of Review administratively approved.

A list of 17 administratively approved Certificate of Review projects covering the period 1/16/20 – 2/17/20 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. **HPB20-012 917 S. New York Avenue** – Final Approval requested for minor exterior alterations to the house at this address. Owner/Applicant: Ms. Marie Mehrer.

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 lot consisting of 0.21 acres at the northwest corner of S. New York Avenue and Cannon Street. On the subject property is a two-story, frame vernacular house built circa 1925, which is a contributing building in the Dixieland Historic District. Architectural features of this house include a side-gabled roof, a centrally-located, enclosed porch and second-story balcony, stucco cladding, knee brackets, 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;
- 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.

Ms. Foster stated that Secretary’s Standards 9 and 10, and Chapter 5 of the Design Guidelines were used to evaluate this request. 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 found 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 found that the request is consistent with the Design Guidelines concerning placement of the porch addition on a side facade, rather than the primary front facade, given the unenclosed nature of the proposal. Additionally, the materials proposed for the 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 structure 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 found this request meets the intent of the Design Guidelines. Therefore, Ms. Foster recommended Final Approval of the request as submitted.

Ms. Marie Mehrer was present in support of the request, and stated that she was excited to begin this project. There was a brief discussion between Ms. Mehrer and the Committee about details of the design, including the hipped roof overhang over the front door, the eave returns of the new gable roofline over the balcony, and the suggestion to add knee brackets to the new gable to match the existing brackets in the side gables.

**MOTION:** Final approval of the request with the condition that knee brackets matching those on the side gables be added to the new balcony gable. (T. Calhoon/L. Dennis, 6-0).
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.

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

Ms. Foster presented the staff report, stating that the subject property is an interior lot consisting of 0.15 acres in the Lake Hunter Terrace Historic District. 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 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.

Ms. Foster stated that 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 will not be replaced. The Applicant has stated that the existing wood siding is old and rotten in some areas and that he desires to improve the appearance of his home by installing new lap siding.

Secretary’s Standards 6 and 9, and Chapter 5 of the Design Guidelines were used to evaluate this request by staff. 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 and consistent with the Standards and Guidelines, subject to: 1) removal of existing siding before installing new siding to preserve the profile, depth, and reveal of the window, door, and vent trim; and 2) use of smooth textured fiber-cement lap siding to match the existing appearance.

Staff recommended 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.

Neither the Applicant nor the Property’s Owner were present for this request. The Committee discussed the request, acknowledging that the reveal and profile of the window and door trim would be lost if new siding were installed directly over the existing siding. Chairman Clyne and Mr. Calhoon mentioned that new trim would have to be added to the existing trim to get to a dimensional appearance. Ms. Radabaugh mentioned that smooth Hardie board was appropriate. Chairman Clyne questioned whether the Committee should condition approval based on methods of installing a building material; Mr. Thomas and Mr. Calhoon stated that installing new siding over the existing presents a problem not only with design but also with structural stability, as the existing siding would be enclosed and create moisture issues that lead to rot and deterioration, which would adversely affect architectural integrity.

**MOTION:** Final approval of the request with the condition that knee brackets matching those on the side gables, be added to the new balcony gable. (T. Calhoon/L. Dennis, 6-0).

V. **Other Business:**

A. **Housekeeping Item.** Correction 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. A motion to correct the first motion and approve the request with staff
recommendations was made by Mr. Tim Calhoon and seconded by Ms. Lynn Dennis and voted six-to-zero.

VI. **Adjournment:** There being no further business, the meeting adjourned at 9:05 a.m.

Chairman, Design Review Committee
Senior Planner, Historic Preservation
Certificates of Review Administratively Approved
Between 2/18/2020 and 4/13/2020

1. 420 W PARK ST (Contributing Building) - Installation of a freestanding 30' X 24' white anodized aluminum carport structure with slanted roof in the rear yard of the subject property, and located behind the house.
Subject to the following conditions:  (HPB20-023)

2. 608 FINNEY ST (Contributing Building) - Approximately 147 linear feet of tan 6 ft. tall PVC primarily along the east and rear (north) property lines of the subject property.
Subject to the following conditions:  (HPB20-025)

3. 413 W BELVEDERE ST (Contributing Building) - Removal of a one-car garage that was added to the home decades ago due to failing roof. The exposed wall of the remaining one-car garage will be weather-proofed and clad in shingle siding matching the existing siding of the house.
Subject to the following conditions:  (HPB20-026)

4. 747 WINFREE AV (Non-Contributing Building) - Replacement of the existing asphalt shingle roof with a 5V crimp metal roof (FL#4595.1).
Subject to the following conditions:  (HPB20-027)

5. 613 W BELMAR ST (Non-Contributing Building) - Porte cochere roof is damaged and out of plumb; to correct, the connection to the roof of the existing house will be inspected and reattached as necessary to reestablish plumb. The roof will be temporarily shored, and the horizontal framing supports (4" X 6" PT lumber) and lumber support posts (4" X 6", 4" X 4", 2" X 4" PT lumber) will be replaced in-kind.
Subject to the following conditions:  (HPB20-028)

6. 217 E BELMAR ST (Contributing Building) - Demolition of an existing detached garage structure in the rear yard that has sustained irreparable damage from adjacent trees.
Subject to the following conditions:  (HPB20-029)

7. 801 LEXINGTON ST (Contributing Building) - Restoration of 24 original double-hung sash windows. Repairs and any necessary replacements to window materials will be made in-kind.
Subject to the following conditions:  (HPB20-030)

8. 1199 KING AV (Contributing Building) - Installation of a 10’ X 12’ gable-roofed metal shed on wood base in the rear yard of the subject property.
Subject to the following conditions:  (HPB20-033)
9. 1028 W MARJORIE ST (Non-Contributing Building) - Installation of a new Amarr Stratford Series 2000 8-panel single garage door (FL#1822.4); installation of a new vinyl sliding glass door (FL#11646.1) on east side of home near the rear elevation, as well as a new 4' X 8' wood deck outside the new glass door; and installation of awnings over the windows and garage on the front façade of the home. Subject to the following conditions: (HPB20-034)

10. 1030 SOUTH BL (Non-Contributing Building) - Installation of a 356 SF composite patio roof cover with aluminum posts over an existing deck on the rear elevation of the house on the subject property. Subject to the following conditions: (HPB20-035)

11. 743 WINFREE AV (Contributing Building) - Replace front and rear doors with JELD-WEN fiberglass 1/4 lite doors (FL13541.2); 1/4 lite glazing dimensions: 22" X 15". Subject to the following conditions: (HPB20-036)

12. 53 LAKE MORTON DR (Non-Contributing Building) - Installation of a 7.182 SF wall sign consisting of aluminum letters and logo with colored vinyl and painted edges, which will be stud mounted onto the southwest wall of the office building on the subject property. Subject to the following conditions: (HPB20-037)

13. 822 W HANCOCK ST (Contributing Building) - Replacement of an existing fence in the rear yard of the subject property with a 6 ft. tall wood privacy fence. Subject to the following conditions: (HPB20-038)
14. 302 W PARK ST (Contributing Building) - Replacement of all existing windows and front door with:
1. JELD-WEN Builder's Vinyl series single-hung sash window (FL#14104.6); and
2. Plastpro fiberglass 1/2 lite front door (FL#15213.9).

To clarify the Conditions listed below, replacement windows must match the 3-over-1 lite configuration of the original windows, with window grids mounted to the exterior of the window glass.
Subject to the following conditions: CONDITIONS:
1. ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.
2. FOR WINDOWS WITH SIMULATED DIVIDED LITES, MUNTINS (GRIDS/GRILLES) SHALL BE DIMENSIONAL AND MOUNTED TO THE EXTERIOR OF THE GLAZING (GLASS) WITH A MINIMUM SURFACE RELIEF OF A ¼ INCH. MUNTINS “SANDWICHED” BETWEEN DOUBLE-PANED GLAZING SHALL NOT BE PERMITTED, EXCEPT WHEN INSTALLED BENEATH EXTERIOR-MOUNTED MUNTINS.
3. ALL PAIRED OR GROUPED WINDOWS SHALL BE INSTALLED WITH A DIVIDING MULLION BETWEEN ADJOINING WINDOWS.

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

WINDOW PRODUCTS STATED ON THE APPROVED BUILDING PERMIT SHALL NOT BE SUBSTITUTED OR REPLACED WITH A PRODUCT FROM A DIFFERENT MANUFACTURER, OR A DIFFERENT MODEL NUMBER FROM THE SAME MANUFACTURER, WITHOUT STAFF APPROVAL. (HPB20-039)

15. 301 E PATTERSON ST (Contributing Building) - Removal of an existing wood fence and installation of a 6 ft. tall PVC fence at the rear of the property, along the west and south property lines.
Subject to the following conditions: (HPB20-040)
16. 306 W BELMAR ST (Contributing Building) - Repair of original wood siding. Replacement of non-original siding in front façade gable with Hardie shake siding. Replacement of all (non-original) windows with vinyl windows in a 3-over-1 pane configuration. 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 “SANDWICCHED” 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 MANUFACTURER, OR A DIFFERENT MODEL NUMBER FROM THE SAME MANUFACTURER, WITHOUT STAFF APPROVAL.

Window Installation Requirements:
Windows must be recessed at least two inches from exterior wall.
Muntins (grilles/ grids) must be dimensional and mounted to exterior of glass.
Paired/grouped windows must have a dimensional mullion at least 3 inches wide between windows.
Trim should include casing, header, sill, and sometimes an apron. (HPB20-041)

17. 516 E CHARLES ST (Contributing Building) - Replace single front door and double rear doors with a Craftsman style ThermaTru fiberglass front door and quarter-lite ThermaTru fiberglass double doors (FL#20461).
Subject to the following conditions: (HPB20-042)

18. 719 W BELMAR ST (Contributing Building) - Installation of a 5V crimp metal roof (FL#11651.14) to replace the existing asphalt shingle roof on the house at this address.
Subject to the following conditions: (HPB20-043)
Certificates of Review Administratively Approved
Between 2/18/2020 and 4/13/2020

19. 1304 S FLORIDA AV (Contributing Building) - Design approval for the face change of an existing monument sign, consisting of two 4' X 8' metal panels for Left Lane Garage. The letters will have a dimensional appearance, but due to the construction of the monument sign, cannot be physically dimensional. Subject to the following conditions: (HPB20-044)

20. 120 W BELVEDERE ST (Contributing Building) - Replace existing asphalt shingle roof with a 5V crimp metal roof (FL#11651.13). Subject to the following conditions: (HPB20-045)

21. 1005 JOSEPHINE ST (Contributing Building) - Installation of a wood deck approximately 227 square feet in size in the rear yard of the subject property. Subject to the following conditions: (HPB20-046)

22. 827 S INGRAHAM AV (Non-Contributing Building) - Installation of 164 linear feet of 4 ft. tall black chain-link fence enclosing the side and rear yards of the subject property. Subject to the following conditions: (HPB20-047)

23. 631 W PARK ST (Non-Contributing Building) - Installation of a 6 ft. tall wood privacy fence to enclose side and rear yards of the subject property; fence located parallel to the rear property line will be at least 3 feet away from the alley edge of pavement. Installation of a 4 ft. tall wood picket fence to enclose the front yard of the subject property. Subject to the following conditions: (HPB20-048)

24. 945 S FLORIDA AV (Non-Contributing Building) - Removal of non-original mansard roof canopy. Repair original façade of building, including: general in-kind stucco repair, restoration of original parapet walls, restoration of transom windows, restoration of suspended awning and installation of recessed soffit lighting, installation of gooseneck lighting on front façade, storefront repairs, and repainting consistent with the Dixieland CRA Commercial Corridor Design Guidelines.

   Signage requires a separate sign permit application and is not approved by this Certificate of Review. Subject to the following conditions: (HPB20-049)

25. 832 MISSISSIPPI AV (Contributing Building) - Installation of 27 linear feet of 6 ft. tall wood privacy fence in rear yard.

   Section of 6 ft. tall wood privacy fence previously installed at southeast corner of property, setback from the alley by 3 feet, was previously approved by Planning staff on 1/8/2020. Subject to the following conditions: (HPB20-050)
26. 622 W HANCOCK ST (Contributing Building) - Replacement of all existing windows with M/I series 1620 vinyl shingle-hung sash windows, matching existing window opening size (FL#21637.2) and replacement of the existing front and rear doors with Plastpro fiberglass full-lite doors (FL#15213.9).
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. (HPB20-051)

27. 1029 S NEW YORK AV (Contributing Building) - Installation of 148 linear feet of 6 ft. tall wood stockade fence in the rear yard of the subject property.
Subject to the following conditions: (HPB20-053)

28. 1311 KING AV (Non-Contributing Building) - Installation of an Overhead series 170 steel garage door (FL#14170) on the detached garage at the rear of the subject property.
Subject to the following conditions: (HPB20-054)
Project # | HPB20-031
---|---
Project Type | New Construction of a Single-Family House
Owner/Applicant | Mr. Derrick McWaters
Address; Historic Name | 1130 Ruby Street
Historic District; FMSF# | Lake Hunter Terrace Historic District; N/A
Zoning; Context District; Future Land Use | RA-3; Urban Neighborhood; Residential Medium
Existing Use | Vacant
Adjacent Properties | Residential
Previous Approvals | N/A

REQUEST

Mr. McWaters requests final approval for the design of a new house to be constructed on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is a vacant lot of record in the Lake Hunter Terrace Historic District (Lake Hunter Terrace Subdivision, Block B, Lot 6) and consists of 0.16 acres (51.8’ X 138.2’). This lot has no access to an alley.

The Applicant proposes to build a one-story, single-family house on the subject property, which will have a total living area of 1,629 square feet. The design of the house reflects a Frame Vernacular aesthetic with a double gable-front roof and hipped rear roof, a front porch supported by square columns, and an integrated porch on the rear elevation. Materials proposed for this house include:

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<tr>
<th>Scope</th>
<th>Material</th>
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<tbody>
<tr>
<td>Foundation</td>
<td>Concrete slab at grade</td>
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<tr>
<td>Exterior Cladding</td>
<td>Hardie lap siding with Hardie shake siding in front gables, Hardie trim and casing</td>
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<tr>
<td>Fascia/Soffit</td>
<td>Hardie fascia and soffit</td>
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<tr>
<td>Roof</td>
<td>Architectural asphalt shingle; 8/12 pitch</td>
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<tr>
<td>Windows</td>
<td>Vinyl double-hung sash 4/4 with 3” mullion on paired windows</td>
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<td>Doors</td>
<td>Fiberglass half-lite front and full-lite rear</td>
</tr>
<tr>
<td>Porch</td>
<td>Hardie wrapped columns</td>
</tr>
<tr>
<td>Driveway</td>
<td>Concrete, approximately 10 feet wide</td>
</tr>
</tbody>
</table>

The site plan submitted for the requested project shows orientation of the front facade towards Ruby Street. Building setbacks shown include a front setback of 20 feet, a west side setback of 14.8 feet, an east side setback of 7 feet, and a rear setback of 55.8 feet. As this property does not have an alley to the rear, a driveway is shown along the west side of the lot.

APPLICABLE GUIDELINES:

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

The following Standards apply to this request:

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

The following Design Guidelines apply to this project:
Chapter 4, page 4.1 to 4.9.

- Proportion – the scale and massing of the new building, including its fenestration, roof height and shape, and elevation should be consistent with surrounding contributing buildings.
- Building Form – the front façade of buildings should be closely aligned with other buildings on the block to maintain a uniform setback; consistent spacing of buildings maintains rhythm of historic neighborhood development pattern; the height-to-width ratio of street facing façade should be compatible with adjacent buildings.
- Orientation of new buildings should be toward the primary road and building setbacks should reflect traditional siting dimensions.
- Materials should respect adjacent historic buildings.
- Details and ornamentation should reflect those of surrounding buildings.
- Window material, style, size, and trim should be consistent with historic windows and include dimensional mullions and exterior muntins, if applicable.
- Doors should be of an appropriate design reflective of the architectural style of the building.
- Roof design and details should reflect those of surrounding buildings
- Colors should complement surrounding buildings.
- Garages should not be a prominent feature on the front façade of a new house. Garages should be either attached to the back of the house or detached on the rear portion of the lot. If possible, alley access is preferred.

ANALYSIS:

The 1100 block of Ruby Street features modest single-family houses, many of which are variations of the Bungalow, Frame Vernacular, and modern masonry styles. Staff finds that the proposed house features a neo-traditional design resembling the Frame Vernacular style, and will not adversely affect the historic or architectural character of the Lake Hunter Terrace Historic District, due to its compatible massing and scale of building elements. Details such as the gable front roof, lap and shake siding, corner boards, frieze boards, simple columns, and half-lite front door, are consistent with the Frame Vernacular style, as well as the Design Guidelines. Staff also finds the proposed materials are consistent with contributing buildings in the Lake Hunter Terrace neighborhood and the Design Guidelines. For further compatibility with houses adjacent to the subject property, staff recommends the pitch of the roof be lowered to 7/12.

Casing and trim detail around the windows and doors is an appropriate dimension, and the scale of the building’s fenestration is compatible with that of nearby historic residential buildings. However, staff recommends using a window with a three- or four-over-one lite configuration for the appearance of vertically-oriented panes of glass, as well as consistency with a Frame Vernacular aesthetic. Windows also need to be recessed into the wall surface slightly to provide a shadow-line. Staff also recommends that the glazing in the front door either match the divided lite appearance of the windows, or not have a divided lite appearance.
For compliance with the Land Development Code’s Urban Form Standards, as well as the Design Guidelines, the front porch depth must be increased to at least 8 feet, and the foundation’s height above grade must be at least 21 inches. Placement of the house on the subject property is consistent with both the LDC and Design Guidelines in terms of orientation and building setbacks. Additionally, the driveway as shown on the site plan is appropriate in width, at approximately 10 feet wide, and placement to the west side of the lot.

**STAFF RECOMMENDATION:**

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

1. Use a vertically-oriented window pane configuration consistent with the Frame Vernacular style;
2. Use either a divided lite appearance in the front door matching the window pane configuration, or clear glazing in the front door (no simulated divided lites);
3. Ensure the porch columns are aligned properly with the upper beam entablature;
4. Lower the roof pitch to 7/12;
5. Increase the front porch depth to at least 8 feet;
6. Ensure the height of the finish floor foundation is at least 21 inches above grade; and
7. Provide body, trim, and accent paint colors for the exterior of the house to staff.

Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
HISTORIC PRESERVATION BOARD  
DESIGN REVIEW COMMITTEE  
STAFF REPORT  
April 23, 2020

<table>
<thead>
<tr>
<th>Project #</th>
<th>HPB20-032</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Type</td>
<td>New Construction of a two (2) Single-Family Houses</td>
</tr>
<tr>
<td>Property Address</td>
<td>601 Ariana Street (and 605 Ariana Street)</td>
</tr>
<tr>
<td>Historic District; FMSF#</td>
<td>Dixieland Historic District; N/A</td>
</tr>
<tr>
<td>Owner/Applicant</td>
<td>KMH Holdings of Lakeland LLC</td>
</tr>
<tr>
<td>Design Professional</td>
<td>Hulbert Homes, Inc. / Mr. Joshua Hamilton</td>
</tr>
<tr>
<td>Zoning; Context District; Future Land Use; SPI</td>
<td>RA-4; Urban Neighborhood; Residential Medium; Dixieland SPI</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Residential</td>
</tr>
<tr>
<td>Adjacent Properties</td>
<td>Residential</td>
</tr>
</tbody>
</table>

REQUEST

On behalf of KMH Holdings of Lakeland, LLC, Mr. Hamilton requests approval to demolish the existing house on the subject property and build two single-family houses.

SUMMARY OF BACKGROUND INFORMATION

The subject property is located at the northwest corner of Ariana Street and Ohio Avenue and consists of 0.29 acres (100' wide X 127.43’ deep); this property is also known as Lot 27 and Lot 28 of Block P within the Dixieland Subdivision, platted in 1907. An improved alley exists along the northern boundary of the subject property.

A one-story Frame Vernacular house currently exists on the subject property, which has an estimated construction date of 1925. This house is classified as a non-contributing building in the Dixieland Historic District, likely due to many insensitive alterations including replacement windows and alteration of window openings, replacement siding, and building additions. Also existing on the subject property are two accessory structures, which appear to have been constructed in the mid-1920s to 1930s, and are requested to be removed.

Pending demolition approval, two new single-family houses are proposed to be built on the subject property; the lots are proposed to be subdivided back to the historical, platted lot lines.

The March 26, 2020 Board/Committee meetings were cancelled to mitigate concerns caused by the Coronavirus/COVID-19 pandemic. On March 18th, Mr. Mark Hulbert requested that demolition be permitted to proceed, due to existing code enforcement violations and his desire to remedy them without additional expense to bring the house into compliance. Because of the noncontributing status of the house and accessory buildings on the subject property, public safety concerns, staff support for demolition, and plan for the new construction to receive Committee review and approval, staff obtained approval for demolition from the Community and Economic Development Department’s Director. Demolition of this house was completed April 1, 2020.

Regarding the request for new construction, a two-story, single-family house (“Ariana Spec 1”) is proposed to be built on the corner lot (Lot 28), which will have 2,098 square feet of living space. This home features a neo-traditional aesthetic with a hip roof and gable-front ell and hipped-roof front porch supported by tapered columns on brick plinths. Stucco siding is proposed on the ground floor, with lap siding on the second floor. For the interior lot (Lot 27), a one-story, single-family house (“Ariana Spec 2”) with 1,778 square feet of living space
is proposed. This home features a Frame Vernacular aesthetic with a hip roof and gabled porch supported by tapered columns on brick plinths. Both houses have a small integrated patio on the rear elevation, as well as an attached, two-car garage that is accessible from the alley.

Materials proposed for the new houses include:

<table>
<thead>
<tr>
<th>Scope</th>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation</td>
<td>Concrete stem wall with raised foundation; sand texture cementitious siding on foundation of both houses</td>
</tr>
<tr>
<td>Exterior Cladding</td>
<td>Hardie siding with a 6” exposure. Hardie shake siding in the front gable of one-story home. Sand texture cementitious siding on ground floor of two-story home.</td>
</tr>
<tr>
<td>Trim/Casing</td>
<td>Hardie trim, frieze boards, corner boards and casing</td>
</tr>
<tr>
<td>Windows</td>
<td>Aluminum single-hung sash with a 3/1 lite configuration; one fixed aluminum window will be used at the rear of the two-story house</td>
</tr>
<tr>
<td>Doors</td>
<td>Fiberglass quarter-lite front door and full-lite rear door. Steel garage door with a raised panel design</td>
</tr>
<tr>
<td>Roof</td>
<td>Asphalt architectural shingles on 5/12 pitch roof.</td>
</tr>
<tr>
<td>Fascia/Soffit</td>
<td>Hardie fascia; vinyl soffit</td>
</tr>
<tr>
<td>Porch</td>
<td>Finished concrete floor and steps; brick plinth with wood-wrapped tapered column</td>
</tr>
<tr>
<td>Exterior Paint Colors</td>
<td>TBD</td>
</tr>
</tbody>
</table>

The site plan proposed for the new houses shows orientation of the front facades towards Ariana Street, with orientation of the attached garages towards the alley. The proposed building setbacks for both houses meet the Land Development Code’s Urban Neighborhood Standards.

**APPLICABLE GUIDELINES:**


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, page 4.1 to 4.9.

- Proportion – the scale and massing of the new building, including its fenestration, roof height and shape, and elevation should be consistent with surrounding contributing buildings.
- Building Form – the front façade of buildings should be closely aligned with other buildings on the block to maintain a uniform setback; consistent spacing of buildings maintains rhythm of historic neighborhood development pattern; the height-to-width ratio of street facing façade should be compatible with adjacent buildings.
- Orientation of new buildings should be toward the primary road and building setbacks should reflect traditional siting dimensions.
- Materials should respect adjacent historic buildings.
- Details and ornamentation should reflect those of surrounding buildings.
- Window material, style, size, and trim should be consistent with historic windows and include dimensional mullions and exterior muntins, if applicable.
- Doors should be of an appropriate design reflective of the architectural style of the building.
- Roof design and details should reflect those of surrounding buildings.
- Colors should complement surrounding buildings.
- Garages should not be a prominent feature on the front façade of a new house. Garages should be either attached to the back of the house or detached on the rear portion of the lot. If possible, alley access is preferred.

**ANALYSIS:**

[Staff considerations for demolition are included for the record:
Regarding the considerations for demolition, staff finds that the subject building was classified as a non-contributing building at the time of the Dixieland Historic Resources Survey, due likely to several insensitive alterations that have compromised the architectural integrity of this structure. Staff finds little significance in the architectural features of this house, as its design, materials, and construction methods could be easily reproduced and are common. The existing accessory structures are also of common design; generally, accessory structures have been allowed to be removed by the HPB and staff. As a non-contributing building, this house does not contribute to the historic integrity of the Dixieland Historic District. Regarding future utilization of the site, the proposal for two detached single-family residences is appropriate for the Dixieland neighborhood.]

Adjacent to the subject property along Ariana Street exist several single-family, one-story houses that exhibit the Bungalow, Frame Vernacular, and modern masonry vernacular styles. Staff finds that the proposed new houses are similar in massing and scale to contributing Bungalow and Frame Vernacular houses throughout the Dixieland Historic District. The building form, scale, and proportion of architectural elements, including roof pitch and floor-to-ceiling heights, is compatible with adjacent structures. The attached garages are appropriately placed on the rear elevation of the new homes, and the increase in depth of these structures is mitigated by the integrated porches, which provides a needed visual break in the wall’s horizontal plane. The multiple roof pitches of the two-story home, as viewed from the east (right-side) elevation, also provides visual interest and breaks up the horizontal massing along the street side yard.

Staff finds that the proposed materials are consistent with residences in the surrounding neighborhood and the Design Guidelines. The designs of both houses feature a neo-traditional style that is compatible with the architectural character of the District. Details such as the hip roof with gable ell, lap siding with corner boards, tapered columns on brick plinths, and three-over-one windows, are consistent with historical architectural styles found in the neighborhood, as well as the Design Guidelines. Fenestration and trim are also compatible.
Finally, the proposed placement of the house on the lot is consistent with the Design Guidelines and Urban Form Standards in terms of orientation, building setbacks, foundation height, porch depth, and placement of parking.

**STAFF RECOMMENDATION:**

As the request satisfies the considerations for demolition, and the proposed new construction meets the Standards and Design Guidelines, staff recommends final approval of the request with the following conditions related to both single-family houses, to be reviewed and approved by staff prior to permitting:

1. Windows must have exterior mounted muntins (simulated divided lite grid);
2. Windows must be recessed to provide a shadowline and not installed flush to the exterior wall surface;
3. Clad foundation of front porches (south, east, and west sides) with brick to match column plinths; and
4. Provide an exterior paint color palette including body, trim, and accent color names and codes.

Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
NEW S.F.R. "ARIANA 1" FOR "HULBERT HOMES"

GENERAL NOTES:

1. ALL FINISHES, COLORS, TEXTURES, AND SPECIAL APPURTENANCES MUST BE SPECIFIED BY THE CONTRACTOR.

2. THE CONTRACTOR IS RESPONSIBLE FOR THE SEWER AND WATER CONNECTIONS.

3. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.

4. THE PLUMBER MAY REQUIRE SOME INTERIOR WALLS TO BE 6" THAT ARE NOT SHOWN HERE.

5. LINEAR FT. GAF RIDGE RUNNER VENTS AT 14.1 SI./LF. EACH = 431 SI.

6. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.

7. BEAM IN A CONCRETE GROUTED MASONRY BLOCK CELL. (LOCATE AS SHOWN ON THIS SYMBOL REPRESENTS A #5 REBAR CONTINUOUS FROM FOOTING TO BOND LINE.

8. BASEMENT WALLENS AND COLUMN IPS ARE SHOWN.

9. FRAME AND Nominal Masonry UNITS. INTERIOR WALLS ARE SHOWN AT 4" THICK.

10. GROUT POUR EXCEEDS 5 FEET IN HEIGHT.

11. BASED UPON SITE CONDITIONS PRIOR TO POURING THE FOUNDATION AND CONTACT ARKAY ENGINEERING, INC. IS REQUIRED TO REVIEW ALL FINAL CONSTRUCTION DOCUMENTS FOR COMPLIANCE WITH THE FOOTING ANCHORAGE.

12. SHARED LEGEND: (NOT ALL APPLY)

13. SOIL BEARING & COMPACTION:

14. ROOF:

DEAD LOAD - 10 P.S.F.

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT = 1.0

15. TIMBER MATERIALS:

16. TRUSSES:

FLOOR OR WALKING SURFACE.

17. PRESSURES SPECIFIED.

18. FABRIC, RESIDENTIAL - SECTION R308:

19. PRESSURE:

WIND PRESSURE

20. PRODUCT & MANUFACTURER SPECIFICATIONS:

21. COMPONENT & CLADDING WIND LOADS

22. SOIL TREATMENT is Used for Subterranean Termite Protection, SOIL AREA DISTRIBUTED AFTER INITIAL CHEMICAL SOIL TREATMENT.

23. IF SOIL TREATMENT is Used for Subterranean Termite Protection, SOIL AREA DISTRIBUTED AFTER INITIAL CHEMICAL SOIL TREATMENT.

24. IMPORTANT NOTE: IF NOT OTHERWISE NOTED, SOIL TREATMENT is Used for Subterranean Termite Protection, CONCRETE OVER-POUR OR MORTAR ACCUMULATED ALONG THE PRIMARY STRUCTURE SIDEWALLS. ALSO VERTICAL CHEMICAL BARRIER.
EXTERIOR LATH, WEATHER RESISTIVE BARRIER NOTES:

1. EXTERIOR PLASTER. INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C 926 AND ASTM C 1063 AND THE PROVISIONS OF THIS CODE.

2. LATH. ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAUGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 7/8-INCH LONG (22.2 MM), 16 GAUGE STAPLES, SPACED AT NO MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED.

3. PLASTER. PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1). THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE 4.

4. WEEP SCREENS. A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREEN OR PLASTIC WEEP SCREEN, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926. THE WEEP SCREEN SHALL BE PLACED A MINIMUM OF 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREEN.

5. WATER-RESISTIVE BARRIERS. WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENT SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.8) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS. EXCEPT WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60-MINUTE GRADE D PAPER AND IS SEPARATED FROM THE STUCCO BY AN INTERVENING, SUBSTANTIALLY NONWATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.
NOTE: WINDOWS & DOORS MUST BE INSTALLED SUCH THAT WITH (2) 16d TOE NAILS AND NAIL TO 2"X4" WEB BLOCKING END. NAIL ENDS TO 2"X4" BLOCKING 2"X4" (#2 YELLOW PINE) ANGLED 74 1/4" 38 3/8" 26"

SCALE: 3/4" = 1'-0"

BACKNAIL w/ (2) 16d NAILS

PRE-CAST SILL 19 1/8" 16SH 15SH 14SH 13SH 12SH (TYPICAL)

EPOXY REBAR CONCRETE (6" MIN) & #5 REBAR 5/8" DRYWALL OR (FINISH TO BE DETERMINED BY OWNER)

1/2-36SH 1/2-35SH 1/2-34SH 1/2-33SH 1/2-32SH (TYPICAL)

WIDTH

FOUNDATION

GABLE END DETAIL

SCALE: 1/2" = 1'-0"

45 DEGREES MAXIMUM

SHEATHING AT 2'-0" O.C. (TYP.) SIMPSON "LSTA21" PRODUCT # 10852.4

"L" BRACING REQUIREMENTS (#2 YELLOW PINE) "STEP DOWN" GABLE TRUSS & OUTRIGGERS CAN BE ELIMINATED AT ROOF OVERHANGS 12" AND LESS.

NOTE:

ELIMINATE AT ROOF OVERHANGS 12" AND LESS.

"LSTA18" FLAT STRAP 2"X4" P.T. BOTTOM PLATE

"LSTA18" FLAT STRAP 2"X6" P.T. JAMB

HEADER @ ALL OTHER LOCATIONS.

OPENING (UNLESS NOTED OTHERWISE (2)- 2"X12" HEADER @ GARAGE "LSTA18" FLAT STRAP

HEADERS AND BEAMS DETAIL STRUCTURAL PRODUCT # 10456.6

"L" BRACING OR SIMPSON "LSTA24" STRAPS AT EACH END.

STRAP ENDS OF HEADERS WITH A USP OR SIMPSON 2" WASHERS - TYP.

(2) 2-2"X6" TOP PLATE PROVIDE (2) ROWS FOR 14/16/18/24 LVL BEAMS PROVIDE (2) ROWS TO A ROW ON 6" BOARD, (3) NAILS TO A ROW ON 8" AND TO A ROW ON 12" BOARDS, EACH 2 BY MEMBER MUST BE THE FULL LENGTH OF THE SPAN WITHOUT A SPLICE. THE PLYWOOD MAY BE SPLICED BUT ONLY IF THE SPAN EXCEEDS 8'.

HEADERS AND BEAMS DETAIL STRUCTURAL PRODUCT # 10456.6

"L" BRACING OR SIMPSON "LSTA24" STRAPS AT EACH END.

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2ND LEVEL ELECTRICAL PLAN

- RECESSED LIGHT
- FAN/LIGHT
- DROP LIGHTS
- FLOOD LIGHTS
- CEILING LIGHT
- 220 OUTLET
- PHONE
- CABLE
- SMOKE/CARBON MONOXIDE DETECTOR
- UNDERGROUND METER HUB SUPPLIED BY PROPERTY OWNER TO ELECTRIC COMPANY FEEDERLINE.
- BREAKER PANEL
- WALL SWITCH
- (3)WAY SWITCH
- 110 OUTLET
- 48" (2-BULB) UNDERGROUND CONDUIT
- UNDERGROUND CONDUIT SUPPLIED BY PROPERTY OWNER TO ELECTRIC COMPANY FEEDERLINE.

ELECTRICAL NOTES/KEY (NOT ALL APPLY):
1) ALL ELECTRICAL CONSTRUCTION AND/OR MODIFICATIONS SHALL CONFORM WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE [N.E.C.].
2) MINIMUM WIRE SIZE SHALL BE NO. 14 THW CU.
3) ALL OUTLETS TO BE AFI UNLESS NOTED OTHERWISE
4) REQUIRED SERVICE SHALL BE DETERMINED BY THE LOCAL SUPPLYING ELECTRIC COMPANY AND/OR AGENCY.
5) VERIFY EXACT LOCATIONS OF OUTLETS, SWITCHES, ETC., WITH OWNER AND/OR GENERAL CONTRACTOR.

ATTIC LIGHT
65" A.F.F.

WASHER
DRYER

COACH LIGHT
STRIP LIGHTS
SCONCE LIGHT

1/2" CONDUIT
W.H.

110 "CEILING" OUTLET
FOR DW
110 "FLOOR" OUTLET
FOR DISPOSAL

"200 AMP. MIN." COACH LIGHT

E.M.T.

90° ELBOW CONNECTOR

COORDINATE W/ MIRROR TO 1ST LEVEL SWITCH

V.I.F.

12'-0" TO G.D. OPENER

A/C UNIT
EXTERIOR LATH, WEEP, & WATER RESISTING BARRIER NOTES:

NOTES:

1. EXTERIOR PLASTER.
Installation of these materials shall be in compliance with ASTM C 926 and ASTM C 1063 and the provisions of this code.

2. LATH.
All lath and lath attachments shall be of corrosion-resistant materials. Expanded metal or woven wire lath shall be attached with 11/2-inch-long (38 mm), 11-gage nails having a 7/16-inch (11.1 mm) head, or 7/8-inch-long (22.2 mm), 16-gage staples, spaced at no more than 6 inches (152 mm), or as otherwise approved.

3. PLASTER.
Plastering with portland cement plaster shall be not less than three coats when applied over metal lath or wire lath and not less than two coats when applied over masonry, concrete, pressure-preservative treated wood or decay-resistant wood as specified in Section R317.1 or gypsum backing. If the plaster surface is completely covered by veneer or other facing material or is completely concealed, plaster application need be only two coats, provided the total thickness is as set forth in Table R702.1. The proportion of aggregate to cementitious materials shall be as set forth in Table 4.

4. WEEP SCREENS.
A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 3 1/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow weeping water to drain to the exterior of the building. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

5. WATER-RESISTIVE BARRIERS.
Water-resistant barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistant vapor-permeable barrier with a performance at least equivalent to five layers of 60-minute paper. This provision shall be included irrespective of the penetration of small openings or weep holes. The water-resistant barrier shall be a separate continuous plane and any flashing (installed in accordance with Section R703.8) intended to drain to the water-resistant barrier is directed between the layers. Exception: Where the water-resistant barrier that is applied over wood-based sheathing has a water- resistant vapor-permeable barrier with a performance at least equivalent to five layers of 60-minute paper, the water-resistant barrier shall be included in the water-resistant barrier that is applied over wood-based sheathing.

LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

FRONT ELEVATION

REAR ELEVATION

EXTERIOR LATH, WEEP, & WATER RESISTING BARRIER NOTES:

NOTES:

1. EXTERIOR PLASTER.
Installation of these materials shall be in compliance with ASTM C 926 and ASTM C 1063 and the provisions of this code.

2. LATH.
All lath and lath attachments shall be of corrosion-resistant materials. Expanded metal or woven wire lath shall be attached with 11/2-inch-long (38 mm), 11-gage nails having a 7/16-inch (11.1 mm) head, or 7/8-inch-long (22.2 mm), 16-gage staples, spaced at no more than 6 inches (152 mm), or as otherwise approved.

3. PLASTER.
Plastering with portland cement plaster shall be not less than three coats when applied over metal lath or wire lath and not less than two coats when applied over masonry, concrete, pressure-preservative treated wood or decay-resistant wood as specified in Section R317.1 or gypsum backing. If the plaster surface is completely covered by veneer or other facing material or is completely concealed, plaster application need be only two coats, provided the total thickness is as set forth in Table R702.1. The proportion of aggregate to cementitious materials shall be as set forth in Table 4.

4. WEEP SCREENS.
A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 3 1/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow weeping water to drain to the exterior of the building. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

5. WATER-RESISTIVE BARRIERS.
Water-resistant barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistant vapor-permeable barrier with a performance at least equivalent to five layers of 60-minute paper. This provision shall be included irrespective of the penetration of small openings or weep holes. The water-resistant barrier shall be a separate continuous plane and any flashing (installed in accordance with Section R703.8) intended to drain to the water-resistant barrier is directed between the layers. Exception: Where the water-resistant barrier that is applied over wood-based sheathing has a water- resistant vapor-permeable barrier with a performance at least equivalent to five layers of 60-minute paper, the water-resistant barrier shall be included in the water-resistant barrier that is applied over wood-based sheathing.

LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

FRONT ELEVATION

REAR ELEVATION
REQUEST

Mr. Mario Falcon requests Final Approval to build an addition onto the east side elevation of the existing house on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior parcel consisting of two lots of record in the Dixieland Subdivision, approximately 0.33 acres in size. Located on the subject property is a two-story Frame Vernacular house built circa 1915, which is a contributing building in the Dixieland Historic District. The house features a hipped roof, full-width front porch in combination with a side-gabled porte cochere, lap siding and corner boards, and double-hung sash windows with a one-over-one pane configuration.

The Applicant’s request proposes to build an addition, 360 square feet in size, that will extend from the east side of the existing house, behind the porte cochere. The purpose of the request is for additional dining room and closet space.

The addition will consist of typical wood framing on a concrete pier foundation, and will feature a shed roofline. Hardie plank siding with a 5-inch exposure will be used on the addition, as well as Hardie trim, corner boards, and window casing in dimensions and profiles to complement the house. Asphalt architectural shingles matching the house will also be used. Vinyl single-hung sash windows with a four-over-four lite configuration are proposed to be used.

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, staff finds that the materials of the proposed addition reflect the original materials of the house and are compatible. The design of decorative trim and details, windows, doors, and roof pitch, and overhang, are consistent with the style of the subject house and Guidelines. Furthermore, the addition is appropriately placed to the rear of the home’s east elevation, and has an appropriate setback from the front façade and porte cochere. Finally, the proposed addition meets the building setback requirements of the Land Development Code.

STAFF RECOMMENDATION:

As the request meets the intent of the Standards and Design Guidelines, staff recommends Final Approval of the request with the following conditions, to be reviewed by staff prior to permitting:

1. Use one-over-one windows without a simulated divided lite appearance to reflect the lite configuration of the existing windows on the house; and
2. Recess the windows to provide a shadow line; windows should not be flush-mounted.

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