AGENDA
HISTORIC PRESERVATION BOARD
Virtual Meeting
May 28, 2020 8:30 A.M.

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 (646) 749-3122 and entering access code 868-034-573 (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 April 23, 2020 Historic Preservation Board meeting minutes.

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

IV. New Business:
   A. Presentation by Mr. Jordan Arbuckle, a resident of the South Lake Morton Historic District, concerning the proposed duplex development located on the property generally at the southwest corner of South Boulevard & East Park Street.

   B. HPB20-072. Consideration of designation of the existing projecting sign located at 923-925 S. Florida Avenue as a Historic or Landmark Sign. Nominated by Sarah Abichid of Dixie Signs, Inc.

   C. Annual Review Workshop, immediately following Design Review Committee meeting (refer to the agenda for Annual Review Workshop) Page 70

V. Adjourn for Design Review Committee.
MINUTES

HISTORIC PRESERVATION BOARD
Virtual Meeting
Thursday, April 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, Nick Thomas, Linda Trumble, and John White were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation; Jonathan Rodriguez, Community Engagement Coordinator; Jasmine Denson, Office Support Specialist II; Christelle Burrola, Office Support Specialist II; and Brandy Gillenwater, Planning Administrative Specialist were present. Jerrod Simpson, Assistant City Attorney, was also present.

I. Call to Order and Determination of a Quorum

Chairman Tim Calhoon called the April 23, 2020 meeting of the Historic Preservation Board (“Board”) to order at 8:33 a.m. A quorum was reached, as all ten Board members were present.

II. Review and Approval of Previous Meeting Minutes

Mr. John White motioned to approve the February 27, 2020 meeting minutes as submitted. Ms. Linda Trumble seconded the motion. The motion passed unanimously 10-0.

III. Old Business:

A. Update on Design Guidelines Project: Ms. Emily Foster commented stated that according to our consultant team, the Design Guidelines for Historic Properties document is approximately 65% complete. A significant amount of new content has been added and continued with text and graphic revisions since the last draft of the document. A significant part of this project is being done by faculty and graduate students at USF’s School of Architecture and Community Design, and the closure of all state universities and online course instruction has impacted the project’s workflow over the last month. Even with remote technology, collaboration is taking a lot more time than expected. As such, a 60-day extension to the project deadline was requested by our Consultant team and has been granted. This moves the project deadline from April 30th to June 30th. Ms. Foster reviewed the latest draft document and ensured expectations are being met for this project. Once the document has been completed, it will be emailed to the Historic Design Guidelines Committee for review and comment. Ms. Foster responded to Mr. Dan Fowler that a link to the latest draft would be emailed to the Historic Design Guidelines Review Committee members.

IV. New Business:

A. Ms. Foster announced that Historic Lakeland, Inc. has postponed the annual Preservation Awards presentation to Monday, November 9, 2020 but will still be held at the Polk Theatre.

V. Adjournment

There being no further business, the meeting adjourned at 8:40 a.m. after a motion to adjourn was made by Ms. Lynn Dennis, seconded by Mr. John White, and passed 10-0.
REQUEST

Ms. Abichid requests that the existing projecting sign on the parapet of the building located on the subject property be designated as a Historic or Landmark Sign in order to recognize the history of the sign and building, and to refurbish and continue use of this sign for the two businesses on this property.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of two lots of record, 0.32 acres in size, located on the northwestern corner of South Florida Avenue and Cannon Street. The building on the subject property is a circa 1949 masonry commercial building that is currently considered noncontributing to the Dixieland Historic District. The front parapet of this building has a Streamline Moderne appearance in the symmetry of its rounded steps and central arch. Mounted to the central arch of the parapet, the existing projecting sign consists of metal framing, ribbed metal panels, and three individual double-sided cabinet sign faces, and is stabilized by guide wires. Below the round sign face was a fourth rectangular sign that is currently missing, and the overall structure of the sign is in general disrepair. The sign faces were likely illuminated originally, but are not functional at this time.

Based on historical research, the subject building appears to have been constructed originally for Gibson’s Grocery, which existed there from 1949 until 1956, and was operated by grocers David Castle and James Ross. In 1957, the building was remodeled for Kane Furniture, today known as Kane’s Furniture, and was the first Lakeland store belonging to this Florida-based business chain. From 1964 to 1980, this building housed Kue King Billiards. Today, the building serves an attorney’s office and an antique shop. According to the Applicant, this sign was fabricated about 1955.

The Applicant and building owner wish to repair this sign as well as to replace the existing and missing sign faces with new panels displaying the building’s address and businesses’ names. They also wish to restore the sign’s internal lighting using modern LED technology.

If this designation is approved by the Board, the repaired sign will consist of four double-sided, cabinet signs; three of the signs will feature embossed lettering and graphics and be internally-lighted, while the top “Historic Dixieland” sign will have vinyl and painted lettering and will not be lighted.
APPLICABLE GUIDELINES:

The City of Lakeland Land Development Code, Article 4, Section 4.9.3.1.h.3(d) provides for the historic designation of signs that are defined as nonconforming within Section 4.9 Signs.

4.9.3.1.h.3(d) Nonconforming on-premises signs may be considered conforming to this ordinance, if determined to be a historic or landmark sign subject to the terms and conditions set forth below:

i. Any person who chooses to pursue the historic or landmark designation for a nonconforming sign shall make application to the Historic Preservation Board. The Historic Preservation Board shall conduct such investigation and inquiry as is necessary to determine that a sign is eligible for the historic or landmark designation. The Board may refer the application to its Design Review Committee for a recommendation to the full Board. The Board is not empowered to approve an increase in the degree of nonconformity of a sign when approving it for a historic or landmark designation.

ii. To be considered for designation as an historic or landmark sign by the Historic Preservation Board, a sign shall be 50 years old, or possess the following characteristics:
   - The sign must be structurally sound or repairable;
   - The sign is associated with historic or cultural figures, events or places;
   - The sign is significant as evidence of the history of a product, business or service advertised;
   - The sign is significant as reflecting the history of a building or the development of a historic district;
   - The sign is important in defining the character of a district;
   - The sign is characteristic of a specific historic period, such as, but not limited to, gold leaf on glass, neon, or stainless steel lettering;
   - The sign is integral to a building’s design or physical fabric;
   - The sign is an outstanding example of the signmaker’s art, whether because of its excellent craftsmanship, use of materials or design;
   - The sign is locally recognized as a popular focal point in Lakeland.

iii. Effect of historic or landmark sign designation. Historic or landmark signs shall be maintained and kept in good repair. Historic or landmark signs may not be altered, removed or covered unless the Historic Preservation Board grants a Certificate of Review to that effect. See Section 11.6 Certificates of Review.

ANALYSIS:

The historical context for this sign is from the mid-twentieth century, when signs projecting from buildings and roof signs in commercial corridors were common and were oriented to advertise and identify businesses to passing motorists. Many of these projecting signs featured neon illumination and internal or external lighting for added visual interest. Historic photographs show that these types of signs existed along South Florida Avenue in Dixieland from about the 1940s through the 1960s, but few survive today.

The subject sign nominated for Historic or Landmark designation appears to be the age that the Applicant has stated, circa 1955, as the fabrication and general design is similar to the signs at 1021 and 1117 S. Florida Avenue, which were given historic designation and were of similar age. The asymmetrical composition and orientation of this sign is integrated into the overall design of the building and is fitted into the parapet’s central arch.
Additionally, the sign’s composition, shape, and projection from the parapet support its classification as a midcentury design, not unlike the projecting signs for Lean Spaces, Waller Building and 1117 S. Florida Avenue.

Staff finds the request to designate the projecting sign on the building at 923-925 S. Florida Avenue as a Historic or Landmark sign meets the criteria established for such signs for the following reasons:

- The sign is approximately 65 years old, in repairable condition, and integral to the building’s design;
- The sign is significant as evidence of the history of a business advertised;
- The sign is significant as reflecting the history of a building or the development of a historic district;
- The sign is important in defining the character of the Dixieland CRA Commercial Corridor; and
- The sign is characteristic of the Mid-Century Modern era in Lakeland history.

STAFF RECOMMENDATION:

Staff recommends approval of the designation of the projecting sign at 923-925 S. Florida Avenue as a Historic or Landmark Sign.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation 
Liaison to the Historic Preservation Board
Scope of Work:
- Repair existing damaged cabinets as needed.
- Manufacture and install face replacements for existing cabinets.

A: (2) Aluminum pan faces with 3/4” returns painted Teal with 1/4” FCO aluminum “Dixieland” letters painted White and applied “HISTORIC” HP White vinyl copy (Non-illuminated).

B: (2) Panformed White acrylic 72” dia faces with embossed copy and center, 1st surface applied vinyl colors. Retrofit with White LEDs. Colors: 230-246 Teal & HP Black.

C: Reconstruct damaged cabinet, (2) panformed and embossed White acrylic faces with 1st surface applied HP Black vinyl. Internally illuminated with White LEDs.

D: (2) Panformed White acrylic faces with embossed “Southern Gentlemen” copy, 1st surface applied HP Black vinyl graphics. Retrofit with White LED lighting.

Photo View: Proposed

*Previously Field Surveyed in 2007

Field Survey Required
Prior to Manufacture

PLEASE CHECK THOROUGHLY: We cannot be held responsible if you APPROVE an incorrect art proof.

I HAVE REVIEWED THE ABOVE SPECIFICATIONS, FULLY UNDERSTAND THE WORK TO BE PERFORMED, AND HEREBY AUTHORIZE THIS PROJECT TO BEGIN.

CLIENT APPROVAL: DATE: ____________________________

OK to proceed with NO CHANGES

Make changes and SHOW ANOTHER PROOF

OK to proceed with NOTED CHANGES

LANDLORD APPROVAL: DATE: ____________________________

OK to proceed with NO CHANGES

Make changes and SHOW ANOTHER PROOF

OK to proceed with NOTED CHANGES

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Lakeland, FL 33811
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www.dixiesignsinc.com

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Stephen H. Artman, P.A.
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REAL ESTATE
PERSONAL INJURY
863·688·5252
AGENDA
DESIGN REVIEW COMMITTEE
Virtual Meeting
May 28, 2020, immediately following the Historic Preservation Board Meeting

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

II. Review and approval of the April 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. **HPB20-065 – 33 Lake Hunter Drive** – Final Approval requested for the relocation or demolition of the existing single-family house at this address, as well as for the new construction of a single-family house on this property. Owner/Applicant: Mr. Joe Xanthopoulos, Florida Presbyterian Homes, Inc.


V. Other Business: NONE

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

The meeting was called to order by Chairman Kyle Clyne at 8:41 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 February 27, 2020 meeting minutes. Ms. Linda Trumble seconded the motion. The motion passed unanimously, 7-0.

III. Review of Certificates of Review administratively approved.

A list of 28 administratively approved Certificate of Review projects covering the period 2/18/20-4/18/20 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. HPB20-031 – 1130 Ruby Street – Final Approval requested for the new construction of a single-family house at this address. Owner/Applicant: Mr. Derrick McWaters.

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. Emily Foster presented the staff report, stating that the subject property is a vacant lot of record in the Lake Hunter Terrace Historic District and consists of 0.16 acres. This block does not feature an alley to the rear of the lots. 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:

- A concrete slab foundation, at grade;
- Hardie lap siding with Hardie shake siding in front gables and Hardie material trim and casing;
- Hardie fascia and soffit;
- An architectural asphalt shingle roof with an 8 over 12 pitch;

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• Vinyl double-hung sash windows with a four-over-four lite configuration. The paired windows will have a 3-inch wide diving mullion;
• Fiberglass doors – a half-lite front door and a full-lite rear door will be used;
• The front porch columns will be wrapped with Hardie material; and
• Finally, a concrete driveway.

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 proposed along the west side of the lot.

To evaluate this request, Secretary’s Standards 9 and 10, and Chapter 4 of the Design Guidelines were used. Ms. Foster stated that 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. These photos show the houses on either side of the subject property. As such, staff found 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 found the proposed materials are consistent with contributing buildings in the Lake Hunter Terrace neighborhood and the Design Guidelines. However, for further compatibility with the 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; this divided lite appearance should be replicated for the windows on the sides of the home. 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 depth of the front porch 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 side of the lot.

As the request meets the intent of the Standards and Design Guidelines for new construction, staff recommended approval of the request with the following conditions, to be reviewed and approved at staff level prior to permitting:
• Use a vertically-oriented window pane configuration consistent with the Frame Vernacular style;
• Use either a divided lite appearance in the front door matching the window pane configuration, or clear glazing in the front door;
• Ensure that the porch columns are aligned properly with the upper beam entablature;
• Lower the roof pitch to 7/12;
• Increase the front porch depth to at least 8 feet;
• Ensure the height of the finish floor foundation is at least 21 inches above grade; and
• Provide body, trim, and accent paint colors for the exterior of the house to staff.

Mr. Derrick McWaters was present in support of the request, and stated that he understood and could comply with the conditions recommended by staff. Mr. Dan Fowler questioned whether a reduction in
roof pitch was needed. Mr. McWaters did not have issue with changing the roof pitch, and stated that increasing the foundation height to 21 inches may make the house appear taller than its neighbors.

There was no public comment for this request.

**MOTION: Final approval of the request with the conditions as recommended by staff (L. Dennis, T. Calhoon, 7-0).**

**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.

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 located at the northwest corner of Ariana Street and Ohio Avenue and consists of 0.29 acres; this property is also known as Lots 27 and 28 of Block P within the Dixieland Subdivision. An improved alley exists along the northern boundary of the subject property. A one-story Frame Vernacular house existed on the subject property, which had an estimated construction date of 1925. This house was 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 were two accessory structures, which appear to have been constructed in the mid-1920s to 1930s, and were also considered to be noncontributing.

Ms. Foster explained that the March 26, 2020 Historic Preservation Board and Design Review Committee meetings were cancelled due to the Coronavirus/COVID-19 pandemic. On March 18th, Mr. Mark Hulbert requested that demolition be permitted to proceed, due to code enforcement violations related to this property. Because of the noncontributing status of the house and accessory buildings, the concern for public safety, staff support for demolition, and the pending review and approval for the proposed new construction by the Design Review Committee, staff obtained approval for expedited demolition from Nicole Travis, the Director of Community and Economic Development. Demolition of the house and accessory structures was completed on April 1, 2020.

To replace the noncontributing structures, two new single-family houses are proposed to be built on the subject property, with the lots proposed to be subdivided back to the historical, platted lot lines. A two-story, single-family house is proposed to be built on the corner lot, which will have 2,098 square feet of living space. This home features a neo-traditional design with a hip roof and gable-front ell; its hipped-roof front porch is supported by tapered columns on brick plinths. For the interior lot, a one-story, single-family house 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:

- A concrete stem wall with raised foundation; sand texture cementitious coating will be used on the exterior of both foundations.
- Exterior cladding will consist of Hardie lap siding with a 6” exposure, as well as Hardie shake siding in the front gable of the one-story home. A sand texture cementitious coating will be used on the ground floor of two-story home.
- Hardie trim, frieze boards, corner boards and casing will be used on both homes.
• Windows are proposed to be 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.
• Doors will consist of a fiberglass quarter-lite front door and full-lite rear door; steel garage doors with a raised panel design are proposed.
• Asphalt architectural shingles, as well as Hardie material fascia and soffit, will be used on the roofs of both homes, which have a 5 over 12 pitch.
• Finally, the front porches will have a finished concrete floor and steps, and wood-wrapped tapered columns with brick plinths.

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

Ms. Foster commented that this request was evaluated using the Historic Preservation Standards Demolition Considerations, Secretary’s Standards 9 and 10, and Chapter 4 of the Design Guidelines. For the Committee members’ knowledge, Ms. Foster explained that the request to demolish the house and accessory structures satisfied all three considerations for demolition per the Historic Preservation Standards. As previously stated, demolition was expedited and approved by the director of Community and Economic Development due to code violations and public safety concerns, staff support for demolition, and the fact that the proposed new construction was pending design approval from the Committee. These structures were demolished on April 1st.

In evaluating the design of the proposed new houses, the historic context of adjacent properties was considered. 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 found 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 increased depth of these structures is mitigated by the integrated back porches, which provides a visual break in the wall’s horizontal plane. The multiple roof pitches of the two-story home, as viewed from the east elevation, also provides visual interest and breaks up the horizontal massing along the street side yard.

Staff also found 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.

As the request satisfied the considerations for demolition, and the proposed new construction meets the Standards and Design Guidelines, staff recommended final approval with the following conditions, to be reviewed and approved by staff prior to permitting:
• Windows must have exterior mounted muntins;
• Windows must be recessed to provide a shadowline and not installed flush to the exterior wall surface;
• Clad the foundation of front porches (south, east, and west sides) with brick to match column plinths; and
• Provide an exterior paint color palette including body, trim, and accent colors.

Mr. Mark Hulbert and Mr. Joshua Hamilton were present in support of the request and had no further comments or questions. There was no public comment for this request.

MOTION: Final approval of the request with the conditions as recommended by staff (T. Calhoon/L. Dennis, 7-0).

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.

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 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 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. This addition will accommodate additional dining room and closet space. The addition will be constructed 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.

In evaluating this request, Secretary’s Standards 9 and 10, and Chapter 5 of the Design Guidelines were used. Staff found that the addition does not disturb the spatial relationships of the house, and the essential form and integrity is maintained. New but similar materials will be used, which will provide some differentiation between the original house and addition. Staff also found that the materials of the proposed addition reflect the original materials of the house and are compatible. The design of trim, windows, doors, 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.

As the request meets the intent of the Standards and Design Guidelines, staff recommended Final Approval of the request with the following conditions, to be reviewed by staff prior to permitting:
• Use one-over-one windows without a simulated divided lite appearance to reflect the lite configuration of the existing windows on the house; and
• Recess the windows to provide a shadow line; windows should not be flush-mounted.

Mr. Mario Falcon was present in support of the request and had no further comments or questions. There was no public comment for this request.
MOTION: Final approval of the request with the conditions as recommended by staff (T. Calhoon/L. Dennis, 7-0).

V. Other Business: None

VI. Adjournment: There being no further business, the meeting was adjourned at 9:18 a.m.

______________________________  ______________________________
Chairman, Design Review Committee  Senior Planner, Historic Preservation
Certificates of Review Administratively Approved  
Between 4/14/2020 and 5/21/2020

1. 805 VISTABULA ST (Contributing Building) - Rebuilding the traditional window awnings over the front windows, side kitchen window and rear door, to appear similar to the awnings that once existed in these locations on the subject house. Awnings will consist of a shed-roof style awning Spanish clay barrel tiles and wood framing and brackets. Subject to the following conditions: (HPB17-020)

2. 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. REVISED: extension of rear yard fence by 6 feet along southside of carport, and maintaining a 3 ft. setback from the alley.  
Subject to the following conditions:  (HPB20-038)

3. 1805 COMANCHE TR (Contributing Building) - Demolition of a detached, hipped-roof, frame vernacular garage structure. This structure has been significantly altered. Demolition is being requested due to this structure's non-conforming setback from property lines and the property owner's intent to subdivide the subject property which consists of two lots of record that have been combined historically.  
Subject to the following conditions:  (HPB20-055)

4. 935 S MISSOURI AV (Contributing Building) - Replacement of the existing asphalt shingle roof with a 5V crimp metal roof (FL#11651.14).  
Subject to the following conditions:  (HPB20-056)

5. 946 LEXINGTON ST (Contributing Building) - Installation of Smithbilt "The Eave" 13' X 20' gable roof shed with aluminum siding and roofing, to be located in northeast corner of the rear yard of the subject property.  
Subject to the following conditions:  (HPB20-057)

6. 1113 S FLORIDA AV #C (Non-Contributing Building) - Replace existing roll-up door on south-facing rear façade of building with a set of glass storefront doors with bronze aluminum frame.  
Subject to the following conditions:  (HPB20-058)

7. 745 VISTABULA ST (Contributing Building) - Replacement of existing back door with a Masonite wood-edge steel door with 3/4 lite glazing (FL#22513.8).  
Subject to the following conditions:  (HPB20-059)

8. 720 SOUTH BL (Contributing Building) - Installation of an in-ground swimming pool in the rear yard of the subject property.  
Subject to the following conditions:  (HPB20-060)

9. 514 FINNEY ST (Contributing Building) -  
Subject to the following conditions:  (HPB20-061)
Certificates of Review Administratively Approved  
Between 4/14/2020 and 5/21/2020

10. 1830 CHEROKEE TR (Contributing Building) - Replacing screen porch openings at rear of home with M/I vinyl horizontal slider windows (FL#15351.1) and JELD-WEN steel door (FL#11136.4), all not visible from street.  
Subject to the following conditions:  (HPB20-062)

11. 515 E ORANGE ST (Contributing Building) - installation of a 13’ X 10’ aluminum canopy structure at the east side entrance to the Lakeview Presbyterian Homes apartment building, subject to Commercial Planning review approval.  
Subject to the following conditions:  (HPB20-063)

12. 401 E BELMAR ST (Contributing Building) - Front porch repairs including replacement of perimeter ceiling support beams and center posts within columns. Existing stucco will be maintained and damaged stucco on rear column at porte cochere will be repaired in-kind.  
Subject to the following conditions:  (HPB20-064)

13. 1104 HARTSELL AV (Non-Contributing Building) - Replacement of an existing garage door with an Overhead steel garage door the same size (18’ X 7’) (FL#29617.1).  
Subject to the following conditions:  (HPB20-067)

14. 1222 S FLORIDA AV (Non-Contributing Building) - Installation of a new 18.1 SF wall sign to consist of aluminum plate letters painted black and stud mounted into wall.  
Subject to the following conditions:  (HPB20-068)

15. 202 N MASSACHUSETTS AV (Contributing Building) - Installation of a 6’ X 9.291’ (55.746 SF) aluminum and acrylic wall sign with LED lighted lettering.  
Subject to the following conditions:  (HPB20-069)

16. 758 PARK HILL AV (Contributing Building) - Replacement of window screening and door in existing mud room area at the rear of the home on the subject property with polycarbonate clear panels in window openings and a Bungalow styled door with glazing.  
Subject to the following conditions:  (HPB20-070)

17. 1015 CUMBERLAND ST (Non-Contributing Building) - Installation of a 6 ft. tall wood fence on the east side of the rear yard of the subject property, as well as a section of fence on the west side of rear yard.  
Subject to the following conditions:  (HPB20-071)
18. 1020 E PALMETTO ST (Non-Contributing Building) - Removal of existing dilapidated shed in rear yard. Installation of new 11' X 16' metal Smithbilt Eave shed in rear yard behind fence line. Shed to complement color of home on the subject property. Subject to the following conditions: (HPB20-073)

19. 320 W BELVEDERE ST (Contributing Building) - Installation of 6 ft. white vinyl privacy fence in the rear yard of the subject property. Subject to the following conditions: (HPB20-074)
REQUEST

The Applicant requests approval for the relocation or demolition of the buildings on the subject property due to the unreasonable cost to repair the structure, as well as approval for the new construction of a single-family house on this property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot consisting of 0.27 acres in size. A two-story, single-family house featuring the ‘Airplane or Camelback’ Bungalow architectural style is located on this property, which was built circa 1919 and is a contributing building within the Dixieland Historic District. This house consists of wood frame construction with a clapboard exterior. Features expressing the Bungalow style include a front-gabled roof pierced by a brick chimney, side-gabled camelback, extended purlins, exposed rafter tails and three-over-one lite windows. The front porch was enclosed with aluminum windows and a gabled entrance stoop was added approximately 40 to 50 years ago, but the original brick porch columns still exist. A non-historic building addition exists on the rear of the house. In the back yard near the alley, a detached garage, built circa 1958 and of frame vernacular style, is present.

Florida Presbyterian Homes, Inc. (“FPHI”) obtained the subject property in October 2014. The house has been vacant since at least that year and is not habitable due to nonfunctional mechanical systems and significant termite damage and general wood rot, as well as an investigative demolition to the interior that removed some of the flooring and plaster wall surfaces on the ground floor. The house is in significant disrepair due to many years of deferred maintenance, and is often vandalized. A Code Enforcement case opened in 2017 for several housing maintenance violations is still active and accruing fines. According to the Grindley Williams engineering report written March 4, 2019, new columns and beams to support the second floor would be required, hurricane anchorage for structural components is needed, and concerns about foundation movement at the front porch and foundation piers along the existing driveway were expressed.

As a contributing resource, the Applicant originally intended to repair the structure for use as the single-family residence for a FPHI client. FPHI sought estimates to repair and rehabilitate the house from five contractors; one bid was declined due to FPHI policies and Green Construction declined to submit a bid for this project; the three received estimates are listed below:
- Springer Construction: $523,479
- Sharrett Construction: $420,434 (no demolition costs were included)
- Ellerbee Construction: $391,873 (no demolition costs were included)

According to the Polk County Property Assessor, the subject property is assessed at $118,484 ($34,088 land value, $111,722 building value). The Applicant has determined that the repair estimates are unreasonably high and wishes to either have the house relocated or demolished. As for relocation, FPHI has contacted two referrals for the possibility of relocating the house. Should FPHI not be successful in having the house relocated by either of the parties contacted, they propose to demolish the house, salvaging historic building materials where possible and providing these for reuse. The detached garage is also requested to be demolished. FPHI then intends to construct a new residence on the property as a one-story version of the existing house. If unsuccessful in receiving approval from the Committee, it is likely that FPHI will seek to sell the house in as-is condition to the highest bidder and absorb a financial loss of about $100,000.

If the request for demolition is approved, the Applicant proposes to build a one-story single-family house on the subject property with 1,705 square feet of living space and an attached garage at the rear of the structure. The new house will reflect a Craftsman Bungalow appearance with a front-gabled roof and front porch supported by brick columns. Design elements include triangular gable vents, extended purlins, exposed rafter tails, and Colonial-style simulated divided lite windows. Materials for the new house include:

<table>
<thead>
<tr>
<th>Scope</th>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation</td>
<td>Concrete stem wall with raised foundation covered in stucco</td>
</tr>
<tr>
<td>Exterior Cladding</td>
<td>HardiePlank lap siding with a 6” exposure</td>
</tr>
<tr>
<td>Trim/Casing</td>
<td>Hardie trim and casing; 4” width corner boards; 10” width frieze boards</td>
</tr>
<tr>
<td>Porch</td>
<td>Concrete floor and steps; brick columns with concrete coping/capitals; 6” X 6” wood posts at entry stoop; wood picket railing</td>
</tr>
<tr>
<td>Windows</td>
<td>Aluminum single-hung sash in 8/1 or 6/1 SDL appearance</td>
</tr>
<tr>
<td>Doors</td>
<td>Material is TBD; Multi-lite French-style front doors; side and rear doors TBD; steel garage door</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/HardieSoffit</td>
</tr>
<tr>
<td>Exterior Paint Colors</td>
<td>Body: white; Trim: Steel blue.</td>
</tr>
</tbody>
</table>

The proposed site plan indicates the following building setbacks:
- Street (front) setback: 37 feet (slightly closer to property line than front setback of existing house)
- South side setback: 8 feet
- North side setback: 12 feet
- Rear setback: 31 feet

With the attached 2-car garage at the rear of the house, the existing concrete driveway on the property would be removed, and a new driveway would be placed at the rear of the property with access from the alley.

**APPLICABLE GUIDELINES:**

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

The following section of the Land Development Code applies to this project:
Article 11, Section 6.3.c. Demolition is generally discouraged and shall be reviewed with regards to:

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

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

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

The following Standards apply to this request:

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

The following Design Guidelines apply to this project:

Chapter 4 Design Principles and Elements for New Construction, page 4.1 to 4.9.

- Proportion – the scale and massing of the new building, including its fenestration, roof height and shape, and elevation should be consistent with surrounding contributing buildings.
- Building Form – the front façade of buildings should be closely aligned with other buildings on the block to maintain a uniform setback; consistent spacing of buildings maintains rhythm of historic neighborhood development pattern; the height-to-width ratio of street facing façade should be compatible with adjacent buildings.
- Orientation of new buildings should be toward the primary road and building setbacks should reflect traditional siting dimensions.
- Materials should respect adjacent historic buildings.
- Details and Ornamentation: a new building should consider the amount, location and elaborateness of details and ornamentation on existing neighboring buildings in its design. Existing details and ornamentation may be used as the basis for those on a new building, but they should not be copied exactly. A contemporary interpretation of historic details and ornamentation can be a good way to differentiate a new from a historic building.
- Window material, style, size, and trim should be consistent with historic windows and include dimensional mullions and exterior muntins, if applicable.
- Doors should be of an appropriate design reflective of the architectural style of the building.
- Roof design, pitch, and details should reflect those of surrounding buildings
- Colors should complement surrounding buildings.

**ANALYSIS:**

Regarding the considerations for demolition, the subject building is considered a contributing building in the Dixieland Historic District as it represents the Bungalow architectural style, was built during the District’s period of significance, and for its association with the Florida Land Boom historic context in Lakeland. The architectural details of this house are relatively simple and common; however, it is one of only eleven “Camelback” Bungalows in Dixieland. Aside from its historical link to the Florida Land Boom, the house has no known associations with persons or events of importance in Lakeland’s history. While the house retains architectural integrity, this quality has been diminished somewhat due to the insensitive front porch enclosure and additions. Staff finds that this building would not be eligible for an individual listing on the National Register of Historic
Places based on its architectural or historical merits, but continues to contribute to the architectural history of the Dixieland Historic District.

While the Historic Preservation Standards (LDC, Article 11) are silent on financial and economic reasons for rehabilitating or demolishing a historic building, the Committee has considered these supplementary facts for informing their decision in the past. Additionally, the intent of the Historic Preservation Standards states that the demolition of “sound historic structures” will be discouraged. The engineer’s assessment suggests a building that is not sound and has been compromised by deferred maintenance and structural deficiencies that would preclude a reasonable effort and expense to repair. For more than a year, the Applicant has demonstrated diligence in exploring practical solutions for repairing the existing house, as well as historic materials salvage and rebuilding. Staff finds that the future utilization of the property as a new single-family house is appropriate and continues the historic use of this property.

The houses on either side of the subject property are also owned by FPHI and consist of a one-story contemporary masonry house built in 1999 and an extensively remodeled Bungalow built in 1925. Regarding the design of the proposed new house, staff finds its Bungalow aesthetic to be compatible with the adjacent houses and will not adversely affect the architectural integrity of the neighborhood or Historic District. The architectural details convey a vernacular Craftsman style and are consistent with the Design Guidelines. Staff also finds that the proposed building’s scale and massing, as well as materials, are consistent with residences in the Dixieland neighborhood and the Design Guidelines.

Finally, the proposed placement of the house on the lot is consistent with the Design Guidelines and Urban Form Standards in terms of orientation, building setbacks, foundation height, and porch depth.

**STAFF RECOMMENDATION:**

Staff recommends that the Applicant continue pursuing relocation of the house, including offering the house to the public, for a period of at least thirty (30) days, as is typical practice for a request of this nature.

Following the thirty-day period, if no viable offers to relocate the house have been received by the Applicant, staff recommends approval of the requested demolition. Despite the contributing status of this house, the request satisfies the intent of the Historic Preservation Standards due to the structural deficiencies of the house and findings described in the staff analysis.

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

1. Ensure that exterior-mounted muntins/grid are used on any window or door with a simulated divided lite appearance;
2. Ensure that window casing has a drip cap, visible sill, and apron, and that windows have a recessed appearance to provide a shadowline within the wall plane.

Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Total Cost</th>
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<td><strong>07 Thermal and Moisture Protection</strong></td>
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<td><strong>23 Heating, Ventilating and Air-Conditioning (HVAC)</strong></td>
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<td>Electrical</td>
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<td><strong>Sub-Total (Base Cost)</strong></td>
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<td><strong>$397,150.00</strong></td>
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</table>
March 4, 2019

Joseph Xanthopoulos  
Florida Presbyterian Homes  
16 Lake Hunter Drive  
Lakeland, Florida 33803

RE: 33 Lake Hunter Drive  
GWE Project No.: 19-11839

Mr. Xanthopoulos,

We performed two (2) site visits to the existing structure to evaluate existing conditions and the structural integrity of the residence. Observations were based on visual observations of the exposed structure. The following is a list of our initial findings based on our knowledge of the project.

- Additional new columns and beams to support second floor where load bearing wall is removed adjacent to fireplace will be required.
- Evaluate and verify capacity of second floor framing and support system.
- Evaluate and verify support system for first floor framing.
- Evaluate existing foundations and east wall of the original structure to verify support of new addition.
- Provide anchorage for all structural components to comply with hurricane requirements.
- Investigate foundation movement at front porch and at foundation piers along existing driveway on south side.

If you have any questions or need additional information, please give us a call.

Sincerely,

Grindle Williams Engineering  
FBPE CA No. 31483

[Signature]

Thomas Winslow, P.E.  
Structural Engineer  
Florida License No. 22833
REQUEST

The Applicants request Final Approval for the construction of a new 22-unit townhome-style apartment complex consisting of five two-story buildings and an associated off-street parking lot on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of two vacant parcels located on the south side of E. Lemon Street, just west of Bartow Road, and is one acre in total size. A house on this lot was demolished in 2002, prior to the adoption of the Garden District SPI and inclusion of the Garden District area into the East Lake Morton Historic District (local designation only).

Five two-story buildings are proposed, consisting of four buildings with four units each (Building “A”) and one building with six units (Building “B”), which will line the perimeter of the subject property. The complex will have an internal shared parking area with landscaped greenspace. The proposed apartment buildings feature a neotraditional design and scale as reflected in their hip roofs with gables, integrated porches, vertically-oriented window openings, siding types, and knee brackets.

Materials proposed for this project include:

<table>
<thead>
<tr>
<th>Scope</th>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation</td>
<td>Concrete slab on grade</td>
</tr>
<tr>
<td>Construction Type</td>
<td>Typical wood frame construction; wood trusses</td>
</tr>
<tr>
<td>Exterior Cladding</td>
<td>Hardie board siding with a 6” exposure on the ground floors; Hardie shingle siding on the second floors and gables; Hardie trim and casing and trim.</td>
</tr>
<tr>
<td>Windows</td>
<td>Vinyl single hung with a 6-over-1 simulated divided lite appearance and exterior-applied muntins</td>
</tr>
<tr>
<td>Doors</td>
<td>Material TBD; Front doors to be Craftsman style in design with two lower panels and an upper simulated divided lite; rear/porch doors to be a full-lite door</td>
</tr>
<tr>
<td>Roof</td>
<td>Architectural shingles over 6/12 pitch roof (upper) and 3/12 pitch roof (first floor); Fypon knee bracket</td>
</tr>
<tr>
<td>Porch Columns</td>
<td>8” X 8” Fypon square columns</td>
</tr>
<tr>
<td>Decorative Railings</td>
<td>Finished metal</td>
</tr>
</tbody>
</table>
With the exception of the rear setback along the southern property line, building setback dimensions meet the setbacks required by the property’s zoning district and Urban Form Standards. The Applicant has applied for a variance from the Zoning Board of Appeals and Adjustments seeking relief from the required 20’ rear building setback. The site plan calls for preserving a few large trees on the property, as well as for providing some passive greenspace for residents.

APPLICABLE GUIDELINES:

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

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

- Proportion – the scale and massing of the new building, including its fenestration, roof height and shape, and elevation should be consistent with surrounding contributing buildings.
- Orientation of new buildings should be toward the primary road and building setbacks should reflect traditional siting dimensions.
- Materials should respect adjacent historic buildings.
- Details and ornamentation should reflect those of surrounding buildings.
- Window material, style, size, and trim should be consistent with historic windows and include dimensional mullions and exterior muntins, if applicable.
- Doors should be of an appropriate design reflective of the architectural style of the building.
- Roof design and details should reflect those of surrounding buildings.
- Colors should complement surrounding buildings.

The following Garden District Regulations apply to this project:

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

2. Sub-District 6 Principle Uses Permitted By Right
   - Multiple-family residential buildings

ANALYSIS:

In evaluating this project with the applicable Design Guidelines and Garden District Regulations, staff finds the massing and scale of the proposed buildings, as well as architectural details and fenestration are consistent with the Design Guidelines and Garden District Regulations, as well as compatible with historic structures in the East Lake Morton Historic District. The massing of these buildings is broken up by the gabled roofline, corner porches, and offsets along the second floor. The rear porches of the two buildings along E. Lemon Street provide the appearance of an entrance feature along the public right-of-way, despite being located at the rear of the buildings. For these two buildings, staff recommends increasing the foundation height to 18” to reflect the raised
foundations of historic buildings in the District. The front stoops of all buildings also appear to meet the Urban Form Standards requirement for an entry feature.

Ornamentation on the buildings, including window and door casing, columns, corner boards and trim, decorative gable brackets, as well as the variety and design of cladding material, provides visual interest and supports a neotraditional aesthetic that is sympathetic to the character of the Historic District. Staff recommends increasing the width of the second-story frieze board to match the first-story frieze board appearance. Materials proposed for this project, as well as the colors presented in the renderings, are appropriate and consistent with the Design Guidelines. Fenestration, including exterior-mounted muntins, is also consistent with the Design Guidelines. All windows must be recessed from the exterior wall surface or cased to provide a shadowline; flush-mounted windows are not acceptable. Staff strongly suggests using a 9-lite half lite door on the rear elevation/porch entrance of all buildings, but at a minimum, using this door on the buildings along E. Lemon Street to provide the appearance of a front door entry, and provide for slightly more privacy for residents along the public street.

Staff finds the site plan to be consistent with the Design Guidelines and Garden District Regulations, as the off-street parking is located appropriately on the interior of the site. Sidewalks are recommended to be provided to connect residents from the property to E. Lemon Street.

**STAFF RECOMMENDATION:**

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

1. Provide an elevated foundation of at least 18” from grade to finish floor for the two apartment buildings located along E. Lemon Street.
2. Increase the width of the second-story frieze boards to match the width of the first-story frieze boards;
3. Windows must be recessed from the exterior wall surface or cased to provide a shadowline; and
4. Provide sidewalks to connect the site to E. Lemon Street.

Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
LEMON STREET APARTMENTS PAINT COLORS

SCHEME A

SW 9178 IN THE NAVY
FIELD COLOR (2ND FLOOR)

SW 7746 RUSHING RIVER
FIELD COLOR (1ST FLOOR)

SW 7757 HIGH REFLECTIVE WHITE
TRIM, FASCIA, DOORS, RAILING

SCHEME B

SW 2816 ROOKWOOD DARK GREEN
FIELD COLOR (2ND FLOOR)

SW 2860 SAGE
FIELD COLOR (1ST FLOOR)

SW 7757 HIGH REFLECTIVE WHITE
TRIM, FASCIA, DOORS, RAILING
EXTERIOR ELEVATIONS

Lemon Street Apartments - Building B
923 EAST LEMON STREET
LAKELAND, FL 33801

1. NORTH

2. SOUTH

LEMON STREET APARTMENTS - BUILDING B
923 EAST LEMON STREET
LAKELAND, FL 33801

EXTERIOR ELEVATIONS

# ISSUED FOR DATE

# REVISION NUMBER

# SHEET NUMBER

# TITLE

# SCALE

# REVISION

# DRAWN BY

# REVIEWED BY

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A-201
View of Building A, Resident Entry - Color Scheme I
LEMON STREET APARTMENTS
View of Building B, Resident Entry - Color Scheme I
LEMON STREET APARTMENTS
View of Building B, Resident Porch Side - Color Scheme I
LEMON STREET APARTMENTS
HISTORIC PRESERVATION BOARD
ANNUAL REVIEW
Virtual Meeting

May 28, 2020

AGENDA

I. 2019 Year in Review
   A. Statistics
   B. Achievements

II. Brief Review of Completed DRC Projects

III. 2020-2021 HPB Initiatives
   A. Complete Historic Design Guidelines Revision/Update Project July 2020
   B. Amendments
      i. LDC Article 11: Historic Preservation Standards
      ii. HPB By-Laws
   C. Apply for Small Matching Grant for Resurvey of Historic Districts June 2021;
      (Project timeline July 1, 2022-June 30, 2023)

IV. Adjournment