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 (571) 317-3122 and entering access code 743-480-461 (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 May 28, 2020 Historic Preservation Board meeting minutes.

III. Old Business:

A. Design Guidelines Project Update by staff.

IV. New Business:

A. Recognition of Service to the HPB for Outgoing Members Kyle Clyne and Linda Trumble.

B. Nomination and Vote of Approval for Two New DRC Members; Staff Recommends Jeremy Moses and MeLynda Rinker, in order of Board Tenure. Appointment will take effect at the July 23rd Meeting.

C. Nomination and Vote of Approval for New DRC Chair. Appointment will take effect at the July 23rd Meeting.

V. Adjourn for Design Review Committee.
I. Call to Order and Determination of a Quorum

Chair Tim Calhoon called the May 28, 2020 meeting of the Historic Preservation Board (“Board”) to order at 8:32 a.m. A quorum was reached, as seven Board members were present.

II. Review and Approval of Previous Meeting Minutes

Mr. John White motioned to approve the April 23, 2020 meeting minutes as submitted. Ms. Lynn Dennis seconded the motion. The motion passed unanimously 7-0.

III. Old Business:

A. Update on Design Guidelines Project: Ms. Emily Foster commented that work continues on the new Design Guidelines document by the consultant team. The document is at 75% completion currently and on track to be completed by the end of June. Mr. Calhoon confirmed with staff that the Board would review the completed document and be able to make changes if necessary.

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.

Following Mr. Arbuckle’s presentation, which suggested removing two duplex buildings in order to lessen impacts to his and his neighbor’s property, as well as preserving several mature trees on the site, Mr. Calhoon thanked Mr. Arbuckle for the presentation and his concern for the Historic District. Mr. Kyle Clyne clarified Mr. Arbuckle’s claim that the developer was not local; in fact the developer does live locally and is involved in the Lakeland community. Mr. Clyne also clarified that the attorney firm mentioned in the presentation was not involved with this project. Ms. Foster stated that the case submittal for final approval had not been received yet, but that the review for final approval would provide another opportunity for public comment.

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.

Mr. Calhoon introduced the agenda item and asked for the staff report and recommendation. Ms. Foster stated that the subject property consists of two lots of record, 0.32 acres in size, located at 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.

Ms. Foster stated that 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.

This request was evaluated using the Historic or Landmark Sign criteria found in Article 4 of the City of Lakeland’s Land Development Code. 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. 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.

Ms. Foster explained that 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 found the request to designate the projecting sign on the building at 923-925 S. Florida Avenue as a Historic or Landmark sign met 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 recommended approval of the designation of the projecting sign at 923-925 S. Florida Avenue as a Historic or Landmark Sign.

Ms. Sarah Abichid was present in support of the request and had nothing further to add.

**MOTION:** Approval of the designation of the projecting sign located at 923-925 S. Florida Avenue as a Historic or Landmark Sign, per staff recommendation (L. Dennis, J. White, 7-0).
C. Annual Review Workshop, immediately following Design Review Committee meeting. Ms. Foster presented an overview of the case statistics and completed projects for the 2019 calendar year, as well as future HPB initiatives.

V. **Adjournment**

The meeting adjourned at 9:05 a.m. for the Design Review Committee, and reconvened at 9:44 a.m. for the Annual Review session; that session ended at 10:14 a.m.

_______________________________  ______________________________
Chairman, Historic Preservation Board  Senior Planner, Historic Preservation
AGENDA
DESIGN REVIEW COMMITTEE
Virtual Meeting
June 25, 2020, immediately following the Historic Preservation Board Meeting

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 (571) 317-3122 and entering access code 743-480-461 (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.

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

II. Review and approval of the May 28, 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. HPB20-085 – 1011 S. Dakota Avenue – 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.
I. Call to Order and Determination of a Quorum

The meeting was called to order by Chair Kyle Clyne at 9:05 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 April 23, 2020 meeting minutes. Ms. Lynn Dennis seconded the motion. The motion passed unanimously, 4-0.

III. Review of Certificates of Review administratively approved.

A list of 19 administratively approved Certificate of Review projects covering the period 4/19/20-5/21/20 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. HPB20-065 – 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.

Chair 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 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.
Ms. Foster related that 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 one contractor declined to submit a bid for this project; the three estimates received included: Springer Construction: $523,479; Sharrett Construction: $420,434; and Ellerbee Construction: $391,873. Demolition costs were not included in the estimates by Sharrett Construction and Ellerbee Construction. According to the Polk County Property Assessor, the subject property is assessed at $118,484. 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 the applicant 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. If unsuccessful in receiving demolition approval from the Committee, it is likely that FHPI will seek to sell the house in as-is condition to the highest bidder and absorb a financial loss.

If the demolition request is approved, Ms. Foster stated that 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: a concrete stem wall raised foundation covered in stucco; HardiePlank lap siding with a 6” exposure; Hardie trim and casing featuring 4-inch wide corner boards and 10-inch wide frieze boards; a concrete front porch floor and steps, brick columns with concrete coping and capitals, 6-inch square wood posts at entry stoop, and wooden picket railing; aluminum single-hung sash windows with an 8 over 1 or 6 over 1 simulated divided lite appearance; the exterior door material is to be determined; multi-lite French-style doors will be use on the front façade. Side and rear doors appear to be a solid door. A typical steel garage door will be used; the 5 over 12 pitch roof will be covered in architectural asphalt shingles; Hardie material fascia and soffit will be used. Exterior Paint Colors consist of white and steel blue as is shown in the renderings. The proposed site plan indicates a front yard setback of 37 feet, side yard setbacks of 8 and 12 feet, and a rear yard setback of 31 feet. With an 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.

Ms. Foster stated 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. 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 found 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 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 this building 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 found that the future utilization of the property as a new single-family house is appropriate and continues the historic use of this property.

Ms. Foster commented that 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 found 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 found 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 recommended 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 recommended 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.

Mr. Joseph Xanthopoulos was present in support of the request, and updated the Committee members and staff that one of the two contacts interested in relocating the house had declined the offer, and the other contact had not responded. Mr. Xanthopoulos thanked the Committee for their consideration of the request.

There was no public comment for this request.

MOTION: Final approval of the request to demolish with the condition recommended by staff (K. Clyne / L. Dennis, 4-0).

MOTION: Final approval of the request for a new single-family house with the conditions recommended by staff (T. Calhoon / L. Dennis, 4-0).
Chair Clyne introduced and gave a summary of the request. Chair 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 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. 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 neo-traditional 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: A concrete slab foundation on grade with typical wood frame construction; Hardie board siding with a 6” exposure on the ground floors, Hardie shingle siding on the second floors and gables, and Hardie trim and casing; vinyl single hung sash windows with a 6-over-1 simulated divided lite appearance and exterior-applied muntins; the material of exterior doors is to be determined; front doors to be Craftsman style in design with two lower panels and an upper simulated divided lite; the rear porch doors are to be a full-lite door; the 6 over 12 pitch roof will be covered in architectural shingles; both the knee brackets and columns will be Fypon material; and the decorative railings will be a finished metal. Two exterior paint color palettes were provided, and Ms. Foster stated that both palettes were acceptable within the Historic District.

With the exception of the rear setback along the southern property line, Ms. Foster stated that the 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.

Ms. Foster explained that this request was evaluated using Standards 9 and 10, Chapter 4 of the Design Guidelines, and the Garden District SPI regulations. 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 recommended 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. Staff also suggested using a 9-lite half lite door on the rear elevation/porch entrance of all buildings, but at a minimum, using this style of door on the buildings along E. Lemon Street to reinforce the appearance of a front door entry, and provide for more privacy for residents along the public street. 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 neo-traditional aesthetic that is sympathetic to the character of the Historic District. Staff recommended 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. Finally, 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, and subject to receiving a variance for the rear setback. Sidewalks are recommended to be provided to connect residents from the property to E. Lemon Street.

Staff recommended 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.

Mr. Jason Lewis and Ms. Erica Craig were present in support of the request. Ms. Craig mentioned that she and Mr. Lewis were agreeable to the conditions recommended by staff, and had no further comments or questions.

There was no public comment for this request.

MOTION: Final approval of the request with the conditions recommended by staff (L. Dennis / T. Calhoon, 4-0).

V. Other Business: None

VI. Adjournment: There being no further business, the meeting was adjourned at 9:44 a.m.

Chairman, Design Review Committee

Senior Planner, Historic Preservation
1. 301 E PATTERSON ST (Contributing Building) - Replacement of 18 wood DHS 1/1 windows with 18 PVC DHS 1/1 windows (FL15780.9).
Replacement of an existing sliding glass door at rear of house with a vinyl sliding glass door (FL16953.2). Replacement windows and door shall match the existing window/door opening sizes.
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. (HPB20-078)
2. 1110 SUCCESS AV (Non-Contributing Building) - Replace 10 windows matching size of original window openings with M/I PVC Series 3540 SHS windows (FL#17676). 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.
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   WINDOW PRODUCTS STATED ON THE APPROVED BUILDING PERMIT SHALL NOT BE SUBSTITUTED OR REPLACED WITH A PRODUCT FROM A DIFFERENT MANUFACTURER, OR A DIFFERENT MODEL NUMBER FROM THE SAME MANUFACTURER, WITHOUT STAFF APPROVAL. (HPB20-079)

3. 622 W HANCOCK ST (Contributing Building) - On the detached accessory structure (home office) on this property, replacement of the entrance door with a solid 6-panel fiberglass or similar material door. Replacement of the existing plywood siding surrounding the entrance door with Hardie plank lap siding. Subject to the following conditions: (HPB20-080)

4. 421 W BELVEDERE ST (Contributing Building) - Demolition of detached garage/accessory structure due to extensive deterioration. Subject to the following conditions: (HPB20-081)

5. 315 W HANCOCK ST (Contributing Building) - Demolition of existing 30' X 24' detached garage at rear of subject property. Installation of a 12' X 16' Eave style Smithbilt shed at rear of subject property; shed must be placed at least 3 feet from side and rear property lines. Subject to the following conditions: (HPB20-082)
6. 929 CUMBERLAND ST (Contributing Building) - Installation of an in-ground swimming pool in the rear yard of the subject property.
   Subject to the following conditions: (HPB20-083)

7. 305 W BEACON RD (Contributing Building) - Installation of an in-ground swimming pool in the rear yard of subject property.
   Subject to the following conditions: (HPB20-084)

8. 915 CUMBERLAND ST (Contributing Building) - Removal of existing concrete block retaining wall and wood fence on property. Installation of 50 linear feet of new 5-rail wood fence (4 ft. tall) and a new 18" tall concrete retaining wall on the east side of the property.
   Subject to the following conditions: (HPB20-086)

9. 208 W PATTERSON ST (Non-Contributing Building) - An existing 4 ft. tall chain-link fence along the west (side) and south (rear) sides of the subject property was removed and replaced by a 6 ft. tall board-on-board wood fence in the same footprint as the previous fence.
   Subject to the following conditions: (HPB20-087)

10. 618 W BELMAR ST (Contributing Building) - Installation of two sections of 6 ft. tall wood fence, and three gates, in the side and rear yards of the subject property.
    Subject to the following conditions: (HPB20-088)

11. 733 E PALMETTO ST (Contributing Building) - Removal of a section of existing fence in the rear yard of the subject property and replacement with new fencing. The new fence will consist of 77 linear feet of 6 ft. tall wood stockade fence with one gate, 5 linear feet of 6 ft. tall double-sided wood stockade fence, and 16 linear feet of 4 ft. tall double-sided wood stockade fence.
    Subject to the following conditions: (HPB20-089)

12. 802 PARK HILL AV (Non-Contributing Building) - Installation of 6 ft. tall wood fence along the south and east property lines (rear yard) of the subject property.
    Subject to the following conditions: (HPB20-090)

13. 745 S RUSHING AV (Contributing Building) - Replacement of existing aluminum windows in the enclosed front porch with M/I Series 188 white aluminum horizontal slider windows (quantity 5) and M/I series 185 white aluminum fixed windows (quantity 3), along with a white aluminum mull bar (quantity 3).
    Subject to the following conditions: (HPB20-091)
14. 209 RIGGINS ST (Contributing Building) - Replacement of existing metal awning windows and an existing door on rear elevation with 2 single-hung sash vinyl windows (FL#16851.2) and a horizontal slider vinyl window (FL#16842.2) and an opaque fiberglass door (FL#15213.1).
Subject to the following conditions:  (HPB20-092)

15. 850 S FRANKLIN PL (Contributing Building) - Replacement of front door due to termite damage with a Masonite glazed (1/2 or 3/4 lite) steel door (FL#22513.8)
Subject to the following conditions:  (HPB20-093)

16. 114 S WATERLOO AV (Contributing Building) - Installation of a 10' X 12' pre-manufactured shed with a metal gable roof and wood siding in the rear yard of the subject property.
Subject to the following conditions:  (HPB20-094)
HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
June 25, 2020

<table>
<thead>
<tr>
<th>Project #</th>
<th>HPB20-085</th>
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<tr>
<td>Project Type</td>
<td>Building Addition</td>
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<tr>
<td>Property Address</td>
<td>1011 S. Dakota Avenue</td>
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<tr>
<td>Historic District; FMSF#</td>
<td>Dixieland Historic District; #DL 466</td>
</tr>
<tr>
<td>Owner/Applicant</td>
<td>M &amp; P Restoration, LLC / Mr. Mario Falcon</td>
</tr>
<tr>
<td>Design Professional</td>
<td>DeMaar Construction</td>
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<td>Zoning; Context District; Future Land Use; SPI</td>
<td>RA-4; Urban Neighborhood District; Residential Medium; Dixieland SPI</td>
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<td>Existing Use</td>
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<td>Adjacent Properties</td>
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<td>Previous Approvals</td>
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REQUEST

Mr. Mario Falcon requests Final Approval to build a roof addition onto the front elevation of the existing house on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior parcel consisting of one lot of record in the Lake Hunter Heights Addition subdivision, approximately 0.16 acres in size, which was recorded in 1913. Located on the subject property is a one-story frame vernacular house built circa 1950, which is a contributing building in the Dixieland Historic District. The frame vernacular styling of the house is expressed by a gable roof, entrance stoop, exposed rafter ends, knee brackets, gable vent, and novelty siding. Alterations include the installation of metal sash windows in place of the original double-hung sashes, which has resulted in diminishment of its original architectural integrity.

On its front façade, the house features a gable-roofed overhang supported by brackets over the front door. This overhang features vertical siding with curved ends that is not present anywhere else on the house visible from the street. Also existing is a concrete patio on a slightly raised foundation with four concrete block plinths and two steps down to grade. The size of the patio is approximately 10’ by 19’ (190 SF).

The Applicant’s request proposes to build a hipped roof over the existing patio, attached to the front façade of the house, to create a covered front porch. The roof addition will consist of typical wood framing, asphalt architectural shingles matching the house, and square 6” X 6” pressure-treated wood columns that will be placed at the center of the existing plinths.

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

Standard #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.
- Decoration and trim should be appropriate to the architectural style and the specific building.
- 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 researching this property and house, staff found no historical evidence to support that this home had a front porch originally. The construction materials, methods, and dimensions of the existing patio suggest it was built at a later date and is not original to the home. Therefore, staff finds that the request conflicts with the Standards, as adding a roof structure to provide the appearance of a front porch is conjectural and creates a false sense of history. Additionally, the request would further diminish the integrity of the original front façade, including the removal of the gabled overhang and gable vent.

In evaluating the request with the Design Guidelines, staff finds that the request conflicts with the guidelines for additions to contributing resources, as building additions are not acceptable on a home’s front elevation.

Additionally, while a site plan was not submitted with the building plans in order to verify building setbacks, staff is concerned that adding a roof structure as requested would result in a front/street side building setback that does not meet the minimum building setback requirements of the LDC Urban Form Standards and would therefore create a building nonconformity.

**STAFF RECOMMENDATION:**

As the request is inconsistent with the Standards and Design Guidelines, staff recommends denial of the request as submitted.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
June 1, 2020
City of Lakeland Building Dept.
Permit # BLD20-03784

Scope of Work:

1) Add new roof over existing front porch deck and column bases

Sincerely yours,

A.J. Maqueira
SCOPE OF WORK:
- Install new posts & beams for covered porch area
- Install new rafters
- Deck and install new roof (to match existing)

EXISTING HOUSE

PROPOSED FLOOR PLAN
1/4" = 1'-0"

EXISTING HOUSE

PROPOSED RAFTER PLAN
1/4" = 1'-0"

EXISTING PORCH

EXISTING FLOOR PLAN
1/4" = 1'-0"

FRONT ELEVATION
1/4" = 1'-0"

SIDE ELEVATION
1/4" = 1'-0"