AGENDA
HISTORIC PRESERVATION BOARD
Virtual Meeting
July 23, 2020 8:30 A.M.

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 (872) 240-3212 and entering access code 989-907-189 (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 June 25, 2020 Historic Preservation Board meeting minutes.

III. Old Business:

A. Design Guidelines Project Update by staff.

IV. New Business:

A. Design Guidelines Review and Comments (staff requests this item be addressed following the DRC meeting)

V. Adjourn for Design Review Committee.
MINUTES
HISTORIC PRESERVATION BOARD
Virtual Meeting
Thursday, June 25, 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; Brandy Gillenwater, Planning Administrative Specialist; Jasmine Denson, Office Support Specialist II; and Christelle Burrola, Office Support Specialist II were present.

I. Call to Order and Determination of a Quorum

Chair Tim Calhoon called the June 25, 2020 meeting of the Historic Preservation Board (“Board”) to order at 8:30 a.m. A quorum was reached, as all Board members were present.

II. Review and Approval of Previous Meeting Minutes

Mr. John White motioned to approve the May 28, 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 explained that work continues on the new Design Guidelines document by the consultant team. The 100% complete initial draft document is anticipated on June 30th. Once received, the initial draft will be distributed to the Board members and staff for review and comments. It is anticipated that all Board/staff comments will be due by the second or third week in July and provided to the consultant for inclusion in the final draft of the document, expected by the end of July. Public input from the historic neighborhood associations and development community will be solicited in August. The document will be able to be edited following any input by the public. Ms. Foster mentioned that the grant agreement partially funding this project may need to be extended by 30 days to August 31st, but this will have no substantial effect on potential future editing of the document. Mr. Calhoon confirmed with staff that the Board would be able to discuss the completed document at the next meeting.

IV. New Business:

A. Recognition of Service to the HPB for Outgoing Members Kyle Clyne and Linda Trumble. Mr. Kyle Clyne and Ms. Linda Trumble were thanked by the Board members and staff for serving on the Board for six years each.

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. MOTION: Mr. John White made a motion for the nomination and appointment of Mr. Jeremy Moses to the Design Review Committee, which was seconded by Ms. Lynn Dennis. The motion passed 10-0. Mr. John White made a motion for the nomination and appointment of Ms. MeLynda Rinker to the Design Review Committee, which was seconded by Ms. Lynn Dennis. The motion passed 10-0.

C. Nomination and Vote of Approval for New DRC Chair. Appointment will take effect at the July 23rd Meeting. Ms. Lynn Dennis made a motion for the nomination and appointment of Mr. Nick Thomas as Chairman of the Design Review Committee, which was seconded by Ms. MeLynda Rinker. The motion passed 10-0.
V. Adjournment

The meeting adjourned at 8:46 a.m. for the Design Review Committee.

_____________________________    _______________________________
Chairman, Historic Preservation Board    Senior Planner, Historic Preservation
AGENDA
DESIGN REVIEW COMMITTEE
Virtual Meeting
July 23, 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 (872) 240-3212 and entering access code 989-907-189 (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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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 June 25, 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.

   B. **HPB20-102 – 830 Orange Park Avenue** – Final Approval requested for a building addition onto the house located at this address. Owner: Mr. Jim Retherford. Applicant: Mr. Daniel Sharrett, Sharrett Construction, Inc.

V. Other Business: NONE

VI. Adjournment.
MINUTES

DESIGN REVIEW COMMITTEE
Virtual Meeting
Thursday, June 25, 2020

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

The City of Lakeland Historic Preservation Board, Design Review Committee, met in Regular Session, Kyle Clyne (Chair), Tim Calhoon, Lynn Dennis, Dan Fowler, Ursula Radabaugh, Nick Thomas, and Linda Trumble were present. Historic Preservation Board members Jeremy Moses, MeLynda Rinker, John White, and Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation; Jonathan Rodriguez, Community Engagement Coordinator; Brandy Gillenwater, Planning Administrative Specialist; Jasmine Denson, Office Support Specialist II; and Christelle Burrola, Office Support Specialist II were present. Jerrod Simpson, Assistant City Attorney, was also present.

I. Call to Order and Determination of a Quorum

The meeting was called to order by Chair Kyle Clyne at 8:47 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 May 28, 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 16 administratively approved Certificate of Review projects covering the period 5/22/20-6/17/20 was included with the agenda packet. The Committee reviewed this list, and there were no questions or comments about these projects.

IV. Consideration of Certificate of Review Applications:

A. HPB20-085 – 1011 S. Dakota Avenue – Final Approval requested for a building addition onto the house located at this address. Owner: M & P Restoration, LLC. Applicant: Mr. Mario Falcon.

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 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.

Ms. Foster stated that this request was evaluated using the Secretary’s Standards 3, 9 and 10, and Chapter 5 of the Design Guidelines. 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 found 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 found 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. Therefore, as the request is inconsistent with the Standards and Design Guidelines, staff recommended denial of the request as submitted.

Mr. Mario Falcon was present in support of the request. Mr. Falcon stated that he had consulted with his architectural engineer and suggested that instead of the requested design, the existing gabled roof of the house could be extended over the patio area to create a porch, which would retain the gable vent.

Ms. MeLynda Rinker stated the concern that staff brought up concerning a possible nonconforming building setback should a porch roof be added, and that this request may be a moot point if it cannot meet LDC standards.

Mr. Nick Thomas expressed conflict over this request, in that he understood what the Guidelines state, but did not see a lot of architectural features on this house, which has a large statement on the front façade in the form of a front porch. In looking at the historical context of the neighborhood, activating this space with a covered front porch is a good idea. Mr. Thomas mentioned that S. Dakota Avenue was not a primary street within the neighborhood. Mr. Thomas disagreed with removing the gable vent, but was not opposed to making changes to the front façade in order for it to make more sense.

Mr. Tim Calhoon agreed with Mr. Thomas, stating that the house looks odd without a front porch and adding one will enhance the look of the house.

Ms. Linda Trumble also agreed with Mr. Thomas and Mr. Calhoon, stating that a front porch roof would give the home more charm.

Ms. Lynn Dennis also agreed with the Committee members’ statements, and added that the massing of the patio plinths was troubling. Ms. Dennis stated she would have no issue with extending the gable roof over the patio area.

Mr. Dan Fowler mentioned that due to the larger scale of the posts, using two columns instead of one would be more balanced. Mr. Fowler commented that the general direction of the Committee was to approve this concept or review a new front porch design by the applicant.
There was a general consensus by the Committee that additional drawings and a site plan were needed from the applicant in order to review a re-design of the request, as described by the applicant.

There was no public comment for this request.

**MOTION:** Conceptual approval of the request with final approval to be determined based on a revised design and site plan (K. Clyne / T. Calhoon, 7-0).

V. **Other Business:** None

VI. **Adjournment:** There being no further business, the meeting was adjourned at 9:10 a.m.

Chairman, Design Review Committee

Senior Planner, Historic Preservation
Certificates of Review Administratively Approved
Between 5/22/2020 and 6/17/2020

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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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)
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 1925, 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 extend the gable roof of the house over the existing patio to create a covered front porch. The roof addition will consist of typical wood framing, asphalt architectural shingles matching the house, and paired square 4” X 4” pressure-treated wood columns that will be placed on the centers of the existing patio 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:

As stated at the June 25th DRC meeting, staff discovered 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. While the revised design that extends the gable roofline of the house over the patio are is a more aesthetically compatible design, staff finds that the request continues to conflict with the Standards, in terms of adding a conjectural feature and creating a false sense of history. Additionally, the request further diminishes the integrity of the original front façade, as it would remove 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.

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

On behalf of Mr. Retherford, Mr. Sharrett requests Final Approval to build an addition onto the rear elevation of the existing house on the subject property, which will essentially connect the house to the existing detached garage.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of two lots of record in the Orange Park Addition subdivision, consisting of 0.29 acres (100’ width, 127’ depth), and contains a masonry vernacular house built circa 1950, which is a non-contributing building in the South Lake Morton Historic District. The house is a single-story structure with a side-gabled roof and partial front gable, exposed rafter tails, and metal casement windows. An attached, one-car garage has been enclosed as living space. At the rear of the property exists a detached garage built in 2000.

The Applicant’s request proposes to demolish an existing rear deck in between the house and the detached garage and build an addition consisting of a full bathroom, utility space, hallway connecting the existing living space to the addition, and a two-story deck.

The addition will consist of a gabled roof extension from the rear elevation of the house, which will extend to and match the roofline of the detached garage. Block construction similar to the existing house will be used in the addition, which will also feature exposed rafter tails and architectural shingles to match the house. A two-story deck, constructed of typical pressure treated lumber, is proposed to be added in between the new addition and the existing screened pool cage surrounding the swimming pool on the property. The lower part of the deck will be screened-in. The second story of the deck will not extend above the existing roof peak of the home.

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 Design Guidelines apply to this project:
Chapter 4: Additions and Alterations to Noncontributing Buildings.
- Architectural details should be compatible with the architectural style of the building’s original design.
- Use the wall finish most acceptable for the architectural style; exterior siding should be similar in style to the original.
- Windows and doors should reflect the architectural style of the building.
- Window and door openings should be kept in the same proportion as original provided; window and door heights should be consistent throughout the building.
- Decoration and trim should be appropriate to the architectural style and the specific building.
- Building additions should be limited to the rear of the main building; the roof pitch of the addition should match or be lower than the original roof pitch. All façade elements need to continue architectural elements and detail.

ANALYSIS:
In evaluating the request with the Design Guidelines, staff finds that the materials and design of the proposed addition reflect the original materials of the house and are compatible with the Guidelines. The addition is appropriately placed to the rear of the house, and visibility of the two-story deck is limited to the rear and south facing side of the property.

As the existing detached garage will essentially become an attached structure to the house as a result of this addition, staff verified that the building setbacks of the garage will meet the minimum building setbacks required for principal structures by the LDC’s Urban Form Standards.

STAFF RECOMMENDATION:
As the request is consistent with the Design Guidelines, staff recommends Final Approval of the request as submitted.

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