AGENDA
HISTORIC PRESERVATION BOARD
Virtual Meeting
August 27, 2020 8:30 A.M.

Due to the COVID-19 pandemic, this meeting will not be held in person and will take place utilizing communications media technology only. Members of the public and interested parties who wish to comment will be able to do so by dialing 1 (872) 240-3311 and entering access code 238-470-853 (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 July 23, 2020 Historic Preservation Board meeting minutes.

III. Old Business:

A. Design Guidelines Project Update by staff.
B. Comments from Board concerning Design Guidelines Draft Document. If there are lengthy comments, this item can be postponed to follow the Design Review Committee meeting at the discretion of the HPB Chair.

IV. New Business:

A. Board Member Update
B. Staff Recommendation to nominate John White to the Design Review Committee.

V. Adjourn for Design Review Committee.
The City of Lakeland Historic Preservation Board met in Regular Session; Nick Thomas (Acting Chair), Lynn Dennis, Dan Fowler, MeLynda Rinker, 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. Jerrod Simpson, Assistant City Attorney, was also present.

I. Call to Order and Determination of a Quorum

Acting Chair Nick Thomas called the July 23, 2020 meeting of the Historic Preservation Board ("Board") to order at 8:35 a.m. A quorum was reached, as five Board members were present.

II. Review and Approval of Previous Meeting Minutes

Mr. John White motioned to approve the June 25, 2020 meeting minutes as submitted. Ms. Lynn Dennis seconded the motion. The motion passed unanimously 5-0.

III. Old Business:

A. Update on Design Guidelines Project: Ms. Emily Foster explained that Sections 1, 2, 3, and 5 of the document have been completed and uploaded to the City's FTP site for Board members to download and review. The remaining sections will be completed by July 31st. Ms. Foster asked members to review the Guidelines and provide any comments or suggested changes back to her by August 14th.

IV. New Business:

A. Design Guidelines Review and Comments. The Board members and staff had a discussion about applying the Guidelines to buildings of varying degrees of architectural and historical integrity, and whether a ranking system should be used. Staff was generally unfavorable to instituting a formal ranking system for buildings, but acknowledged that the integrity of buildings was determined on a case by case basis and should be taken into consideration when applying the Guidelines.

V. Adjournment

The meeting adjourned at 8:39 a.m. for the Design Review Committee; reconvened at 9:20 a.m. for the Old and New Business agenda items, and then adjourned at 9:44 a.m.
AGENDA
DESIGN REVIEW COMMITTEE
Virtual Meeting
August 27, 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) 240-3311 and entering access code 238-470-853 (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 July 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. HPB20-085 – 1011 S. Dakota Avenue – Final Approval requested for a building addition onto the house located at this address. Owner/Applicant: Mr. Mario Falcon. REQUEST HAS BEEN WITHDRAWN BY THE APPLICANT.

B. HPB20-117 – 205 W. Patterson Street – Final Approval requested for building additions onto the house located at this address. Owner: Mr. Brian Holbrook. Applicant: Mr. Mark Brown, Mark Brown Construction.

C. HPB20-120 – 941 Success Avenue – Final Approval requested for a second-story accessory dwelling unit to be added onto the existing detached garage located at this address. Owner: Mr. David Rose. Applicant: Mr. Daniel Sharrett, Sharrett Construction, Inc.

D. HPB20-122 – 24 Lake Hollingsworth Drive – Final Approval requested for the demolition of the house located at this address, as well as new construction of four new residential structures. Owner/Applicant: Mr. Mark MacDonald.

V. Other Business: NONE

VI. Adjournment.
MINUTES

DESIGN REVIEW COMMITTEE
Virtual Meeting
Thursday, July 23, 2020

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

The City of Lakeland Historic Preservation Board, Design Review Committee, met in Regular Session; Nick Thomas (Chair), Lynn Dennis, Dan Fowler, and MeLynda Rinker were present. Historic Preservation Board member 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 Nick Thomas at 8:29 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 June 25, 2020 meeting minutes. Mr. Dan Fowler seconded the motion. The motion passed unanimously, 4-0.

III. Review of Certificates of Review administratively approved.

A list of 11 administratively approved Certificate of Review projects covering the period 6/18/20-7/10/20 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 Thomas introduced 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. As stated at the June 25th meeting, 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. While the revised design that extends the gable roofline of the house over the patio 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. As the request is inconsistent with the Standards and Design Guidelines, staff recommends denial of the request as submitted.

The Applicant, Mr. Mario Falcon, was not present in support of the request. Mr. Jerrod Simpson commented that from a legal perspective there was concern that the Applicant was not present to offer a rebuttal to staff’s recommendation. Ms. Melinda Rinker with staff’s verification, confirmed that the Applicant had been properly noticed and contacted about attending this meeting. During the meeting, staff called Mr. Falcon directly (off-broadcast) and he confirmed that he would not be attending the meeting.

There was a brief conversation about discussing the request prior to making a motion, with Mr. Simpson commenting that Robert’s Rules dictated making a motion and a second before discussing the request. Ms. Rinker motioned to deny the request per staff recommendation, which Ms. Lynn Dennis seconded. Ms. Rinker stated that her concerns with the request included the removal of the gable vent, the gabled overhang over the door, and the glazing in the front door, and that the revised design does not “pull forward” these features to the new gable over the patio. Mr. Dan Fowler commented that with buildings such as the subject house, there are differing levels of historical and architectural quality. With very simply designed structures, such as the subject house, Mr. Fowler thought that the house does not contribute to the neighborhood’s quality and does not rise to the level of protection afforded by the Secretary’s Standards, so adding a roof over the porch would not be against the design guidelines. Mr. Fowler also indicated that he would find either the gable roof or hipped roof to be acceptable.

Chairman Thomas noted that the request was conceptually approved at the last meeting, subject to acceptable drawings and a site plan from the applicant for a re-design of the request, as described by the applicant at that meeting.

Staff noted that a site plan was not deemed necessary after reviewing the existing patio in relationship to the front property line, and the setback being of a distance meeting the Urban Form Standards.

Chairman Thomas noted that the gable vent and knee brackets were not a part of the revised design, as the Committee had discussed, but the paired columns were included. However, the columns do not have appropriate detailing at the base or head. Additionally, the existing style of door should be used. Mr. Thomas was concerned that the fit and finish level of detail was not presented. He also stated that he would like to know what the ceiling finish would be, whether it is exposed beams or a traditional tongue and groove ceiling. Mr. Thomas indicated his decision was leaning towards the staff recommendation.
Ms. Dennis stated that in the absence of drawings that included the items and details discussed today and in the previous meeting, and lack of participation by the Applicant, she was also leaning toward staff’s recommendation, but would welcome the Applicant back with a more detailed proposal to be reconsidered. Ms. Rinker and Mr Fowler agreed with this assessment.

Ms. Rinker amended her motion to state that the request be postponed until the next meeting. Ms. Dennis accepted the amendment and seconded the amended motion. The motion passed 4-0.

There was no public comment for this request.

MOTION: Postponement of the request to the next meeting (M. Rinker / L. Dennis, 4-0).

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.

Chair Thomas introduced 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 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.

Ms. Foster stated that this request was evaluated using Chapter 4 of the Design Guidelines. In evaluating the request with the Design Guidelines, staff found 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. As the request is consistent with the Design Guidelines, staff recommended Final Approval of the request as submitted.

Mr. Jim Retherford and Mr. Daniel Sharrett were present in support of the request, and had nothing further to add. There was no public comment for this request.
MOTION: Approval of the request as submitted (M. Rinker D. Fowler, 4-0).

V. Other Business: None

VI. Adjournment: There being no further business, the meeting was adjourned at 9:20 a.m.

______________________________  ________________________________
Chairman, Design Review Committee  Senior Planner, Historic Preservation
Certificates of Review Administratively Approved
Between 7/11/2020 and 8/19/2020

1. 1524 BOONE PL (Non-Contributing Building) - Installation of a 10 X 20 (200 SF) Smithbilt
pre-manufactured shed in the rear yard of the subject property.
Subject to the following conditions:  (HPB20-106)

2. 1134 DOROTHY ST (Contributing Building) - Replacement of all windows with M/I series
1620 vinyl single-hung sash one-over-one windows (FL#21637.2), matching opening size
of original window openings. Replacement of front and rear doors with Plastpro
fiberglass full-lite doors (FL#15213.9). Replacement of roofing with Tamko asphalt
shingles (FL#18355).
Subject to the following conditions: 1. ALL WINDOWS SHALL BE RECESSED A MINIMUM
OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS.
FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.
2. FOR WINDOWS WITH SIMULATED DIVIDED LITES, MUNTINS (GRIDS/GRILLES) SHALL
BE DIMENSIONAL AND MOUNTED TO THE EXTERIOR OF THE GLAZING (GLASS) WITH A
MINIMUM SURFACE RELIEF OF A ¼ INCH. MUNTINS “SANDWICHED” BETWEEN
DOUBLE-PANED GLAZING SHALL NOT BE PERMITTED, EXCEPT WHEN INSTALLED
BENEATH EXTERIOR-MOUNTED MUNTINS.
3. ALL PAIRED OR GROUPED WINDOWS SHALL BE INSTALLED WITH A DIVIDING
MULLION BETWEEN ADJOINING WINDOWS.

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

WINDOW PRODUCTS STATED ON THE APPROVED BUILDING PERMIT SHALL NOT BE
SUBSTITUTED OR REPLACED WITH A PRODUCT FROM A DIFFERENT MANUFACTURER, OR
A DIFFERENT MODEL NUMBER FROM THE SAME MANUFACTURER, WITHOUT STAFF
APPROVAL. (HPB20-107)

3. 132 S KENTUCKY AV (Non-Contributing Building) - Installation of a new awning (30.5'
wide by 75" tall) in between existing awnings on the south elevation wall for additional
outdoor dining.
Subject to the following conditions:  (HPB20-108)

4. 608 FINNEY ST (Contributing Building) - Installation of an in-ground swimming pool in
the rear yard of the subject property.
Subject to the following conditions:  (HPB20-109)
5. 1525 S FLORIDA AV #2 (Non-Contributing Building) - Installation of a 5.02' X 1' tenant panel sign on the rear elevation of the commercial building on the subject property. Subject to the following conditions: (HPB20-111)

6. 743 WINFREE AV (Contributing Building) - Replacement of 10 original DHS 3-over1 windows with Soft-Lite model SH30P vinyl single hung sash windows (FL#23505.4) with a simulated divided lite appearance matching the 3-over-1 lite appearance (exterior-mounted SDL grid). All replacement windows will match the original window opening sizes.

Subject to the following conditions:
1. ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.
2. FOR WINDOWS WITH SIMULATED DIVIDED LITES, MUNTINS (GRIDS/GRILLES) SHALL BE DIMENSIONAL AND MOUNTED TO THE EXTERIOR OF THE GLAZING (GLASS) WITH A MINIMUM SURFACE RELIEF OF A ¼ INCH. MUNTINS “SANDWICHED” BETWEEN DOUBLE-PANED GLAZING SHALL NOT BE PERMITTED, EXCEPT WHEN INSTALLED BENEATH EXTERIOR-MOUNTED MUNTINS.
3. ALL PAIRED OR GROUPED WINDOWS SHALL BE INSTALLED WITH A DIVIDING MULLION BETWEEN ADJOINING WINDOWS.

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

WINDOW PRODUCTS STATED ON THE APPROVED BUILDING PERMIT SHALL NOT BE SUBSTITUTED OR REPLACED WITH A PRODUCT FROM A DIFFERENT MANUFACTURER, OR A DIFFERENT MODEL NUMBER FROM THE SAME MANUFACTURER, WITHOUT STAFF APPROVAL. (HPB20-112)
7. 1016 MISSISSIPPI AV (Non-Contributing Building) - Duplex Remodel:
Replacing 2 windows, one on the north elevation and one on the south elevation of the subject duplex, with a single or double hung sash aluminum window with a Colonial lite appearance. These window openings will also be resized from 51" tall to 37" tall to accommodate a kitchen remodel in both units. Removal of two small doors on rear façade an enclosing these openings with typical framing and siding to match the existing.

Garage Apartment Remodel:
Garage doors to be removed and openings to be left open; window on east elevation to be converted into a doorway and existing door on this elevation to be replaced matching size; two new doorways to be constructed on the south elevation storage area;
Subject to the following conditions: 1. ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.
2. FOR WINDOWS WITH SIMULATED DIVIDED LITES, MUNTINS (GRIDS/GRILLES) SHALL BE DIMENSIONAL AND MOUNTED TO THE EXTERIOR OF THE GLAZING (GLASS) WITH A MINIMUM SURFACE RELIEF OF A ¼ INCH. MUNTINS “SANDWICHED” BETWEEN DOUBLE-PANED GLAZING SHALL NOT BE PERMITTED, EXCEPT WHEN INSTALLED BENEATH EXTERIOR-MOUNTED MUNTINS.
3. ALL PAIRED OR GROUPED WINDOWS SHALL BE INSTALLED WITH A DIVIDING MULLION BETWEEN ADJOINING WINDOWS.

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

WINDOW PRODUCTS STATED ON THE APPROVED BUILDING PERMIT SHALL NOT BE SUBSTITUTED OR REPLACED WITH A PRODUCT FROM A DIFFERENT MANUFACTURER, OR A DIFFERENT MODEL NUMBER FROM THE SAME MANUFACTURER, WITHOUT STAFF APPROVAL. (HPB20-113)

8. 155 LAKE MORTON DR #4 (Non-Contributing Building) - Replacing the rotted wood siding on the roof dormers with Hardie board siding with a 5" exposure to match the existing siding.
Subject to the following conditions: (HPB20-114)

9. 721 FRANK LLOYD WRIGHT WY (Contributing Building) - Replacement of three windows on the rear elevation with single hung sash vinyl window (Model 3040) to match original window opening size.
Subject to the following conditions: (HPB20-115)
10. 502 W PARK ST (Non-Contributing Building) - Replacement of 15 non-historic windows with 15 JELD-WEN V2500 vinyl single-hung sash windows with a 1/1 lite configuration (FL#14104). New windows to match the size of the original window openings.
Subject to the following conditions: 1. ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.
2. FOR WINDOWS WITH SIMULATED DIVIDED LITES, MUNTINS (GRIDS/GRILLES) SHALL BE DIMENSIONAL AND MOUNTED TO THE EXTERIOR OF THE GLAZING (GLASS) WITH A MINIMUM SURFACE RELIEF OF A ¼ INCH. MUNTINS “SANDWICHED” BETWEEN DOUBLE-PANED GLAZING SHALL NOT BE PERMITTED, EXCEPT WHEN INSTALLED BENEATH EXTERIOR-MOUNTED MUNTINS.
3. ALL PAIRED OR GROUPED WINDOWS SHALL BE INSTALLED WITH A DIVIDING MULLION BETWEEN ADJOINING WINDOWS.

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

WINDOW PRODUCTS STATED ON THE APPROVED BUILDING PERMIT SHALL NOT BE SUBSTITUTED OR REPLACED WITH A PRODUCT FROM A DIFFERENT MANUFACTURER, OR A DIFFERENT MODEL NUMBER FROM THE SAME MANUFACTURER, WITHOUT STAFF APPROVAL. (HPB20-116)

11. 945 SUCCESS AV (Contributing Building) - Installation of a 6 ft. tall wood privacy fence in the rear and side yards of the subject property.
Subject to the following conditions: (HPB20-118)

12. 602 E ORANGE ST (Non-Contributing Building) - Installation of 16 linear feet of 6 ft. tall PVC fence and a 6’ walk gate behind an existing wall enclosure in Hollis Garden. PVC fence will not be visible from the street.
Subject to the following conditions: (HPB20-119)

13. 809 PENNSYLVANIA AV (Contributing Building) - Enclosing 8 small windows on the rear elevation and rear portion of left elevation with siding to match existing. In staff’s opinion, the rear addition was likely a porch that was enclosed at some point, and therefore, the windows to be enclosed are not original to the construction date of the house.
Subject to the following conditions: (HPB20-121)
14. 807 PARK HILL AV (Non-Contributing Building) - Construction of a finished 13’x13’ (169 SF) concrete block accessory building to be used as a home office. Two existing metal fence panels will be removed and the south wall of the building will be built in their place (fence placement complies with the minimum building setback requirement of 3 feet for accessory structures).

Materials to include: concrete block walls (to match existing home), Galvalume roofing panels, steel roofing trusses, composite sliding glass door, steel entry door, and vinyl awning window.

Subject to the following conditions: The Galvalume roof panel profile should be similar to a 5V crimp or standing seam panel; corrugated and ribbed panel profiles should not be used. (HPB20-123)

15. 1030 PENNSYLVANIA AV ( Contributing Building) - Remove plywood flooring that was mistakenly installed in front porch and replace with 1” x 4” PT decking.

Subject to the following conditions: (HPB20-124)

16. 305 W BEACON RD (Contributing Building) - Installation of 6 ft. tall white PVC privacy fence to enclose the rear and west side yards of the subject property.

Subject to the following conditions: (HPB20-125)
Certificates of Review Administratively Approved  
Between 7/11/2020 and 8/19/2020

17. 330 S IOWA AV #301 (Contributing Building) - Replacement of six original DHS windows with a 9-over-1 lite configuration on the rear elevation of building with PGT SH5400 vinyl SHS windows with a matching 9-over-1 lite configuration. 
Subject to the following conditions: 1. ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.  
2. FOR WINDOWS WITH SIMULATED DIVIDED LITES, MUNTINS (GRIDS/GRILLES) SHALL BE DIMENSIONAL AND MOUNTED TO THE EXTERIOR OF THE GLAZING (GLASS) WITH A MINIMUM SURFACE RELIEF OF A ¼ INCH. MUNTINS “SANDWICHED” BETWEEN DOUBLE-PANED GLAZING SHALL NOT BE PERMITTED, EXCEPT WHEN INSTALLED BENEATH EXTERIOR-MOUNTED MUNTINS.  
3. ALL PAIRED OR GROUPED WINDOWS SHALL BE INSTALLED WITH A DIVIDING MULLION BETWEEN ADJOINING WINDOWS.  
IT IS THE RESPONSIBILITY OF THE APPLICANT TO ENSURE THAT THE WINDOWS INSTALLED ARE CONSISTENT WITH THE DESIGN AND METHOD OF INSTALLATION STATED ON THE CERTIFICATE OF REVIEW. FAILURE TO COMPLY WITH THESE CONDITIONS WILL RESULT IN DISAPPROVAL OF THE BUILDING PERMIT FINAL INSPECTION AND WILL REQUIRE COMPLIANT WINDOWS TO BE INSTALLED REGARDLESS OF FINANCIAL IMPACT TO THE APPLICANT. ACCEPTANCE OF A BUILDING PERMIT FOR REPLACEMENT WINDOWS CONSTITUTES APPLICANT’S ACKNOWLEDGEMENT OF THESE CONDITIONS.  
WINDOW PRODUCTS STATED ON THE APPROVED BUILDING PERMIT SHALL NOT BE SUBSTITUTED OR REPLACED WITH A PRODUCT FROM A DIFFERENT MANUFACTURER, OR A DIFFERENT MODEL NUMBER FROM THE SAME MANUFACTURER, WITHOUT STAFF APPROVAL. (HPB20-126)

18. 701 W BELMAR ST (Contributing Building) - Installation of a prefabricated Smithbilt 10' X 14' "Eave" shed on the subject property.  
Subject to the following conditions: 1. Shed must be placed in rear yard of property.  
2. Shed must be setback from side and rear property lines by a minimum of 3 feet.  
(HPB20-127)

19. 737 S MISSOURI AV (Contributing Building) - Installation of 88 linear feet of 6 ft. tall tan PVC fence and 40 linear feet of f ft. tall tan PVC fence on the north side of the subject property.  
Subject to the following conditions:  
(HPB20-128)

20. 734 JEFFERSON AV (Non-Contributing Building) - Installation of an above ground round swimming pool in the rear yard of the subject property.  
Subject to the following conditions:  
(HPB20-129)
21. 749 HOLLINGSWORTH RD (Non-Contributing Building) - The shingle roofing on the sloped portions of the roof on this house will be replaced with Permatile aluminum tile panels, terra cotta in color, that are intended to have an appearance similar to clay roofing tiles. (FL#1763.2). The flat portions of the roof will be re-roofed with GAF modified bitumen system (FL#5680).
Subject to the following conditions: (HPB20-131)

22. 825 E ORANGE ST (Contributing Building) - Installation of an 8' X 12' gable roofed shed, with LP SmartSide siding and a shingle roof, in the rear yard of the subject property. Subject to the following conditions: (HPB20-132)
Mr. Brian Holbrook requests Final Approval to construct a total of four additions onto the west side and rear elevations of the existing house on the subject property, as well as to undertake major rehabilitation work on the interior and exterior of the house.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of two interior lots of record (Dixieland Subdivision, Block B, Lots 15 and 16) measuring 100 feet wide by 145 feet deep (0.33 acres), and contains a circa 1921 house in the Bungalow architectural style, a contributing building in the Dixieland Historic District. The house is a single-story structure with a cross-gabled roof and side-gabled porte cochere, and features a front porch with square columns on brick plinths, curved exposed rafter tails, knee brackets, a sunburst-style gable vent, and double-hung sash windows with a one-over-one lite configuration. Alterations include asbestos shingle siding and a partial front porch enclosure.

The Applicant’s request proposes to construct an addition (approximately 148 square feet) and deck (312 square feet) on the west side elevation of the house, behind the existing porte cochere. The purpose for the addition and deck is to provide additional living and outdoor recreational space. The side addition will extend the existing west side gable roofline, creating a projection in the wall plane, and will require the removal of the existing chimney and two small side windows on either side, which will be replaced with five new full-size window openings consistent with the size of historical window openings on the house. Due to the reconfiguration of the interior space, the front door opening is proposed to be relocated slightly to the left of its current position. Additionally, two new door openings and two new window openings are proposed on the west elevation, underneath the roof of the proposed deck. The deck addition is proposed to have a shed roof extending from the main roof of the house, which will be supported by square columns with a simple piers, with wood railing and 2” X 2” balusters. The deck floor is proposed to be pressure-treated decking.

The Applicant also proposes a rear addition (approximately 722 square feet) that will extend the rear and side elevation walls and roofline of the house to construct a master bedroom suite. This addition will feature five new window openings. Finally, an open-sided, two-car carport (520 square feet) with a gabled roof is proposed...
to be built behind the house and connected to the new rear elevation wall. The carport gable will be stepped down and set inside the new rear elevation wall gable, and will be supported by square columns on simple piers.

The additions and deck will consist of typical wood framing on a concrete pier foundation to match the crawlspace of the house. New Hardie-board lap siding with a 6-inch exposure will be used on the house and additions. All building trim and corner boards will be Hardie material in dimensions to match the existing trim materials on the house, and new 8-inch wide frieze boards will be used in the gables. All windows are proposed to be replaced with vinyl windows matching original opening sizes and in a one-over-one lite configuration. Where new paired window openings are proposed, a 4-inch mullion will divide the windows vertically. The front door will be replaced with a new fiberglass door in a Craftsman style, with a 6-lite over two vertical panel appearance. The additions will also feature exposed rafter tails and sunburst gable vents to match the house. The roof of both the house and new additions will be covered in architectural shingles. Finally, composite lattice screening is proposed to be installed between the piers of the foundation.

As part of the Applicant’s request, the partial enclosure of the front porch will be removed, and the front porch will be restored to its original configuration; all front porch architectural details will be left in place and restored.

**APPLICABLE GUIDELINES:**

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

The following *Standards* apply to this project:

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

- **Standard #10.** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The following *Design Guidelines* apply to this project: Chapter 5: Rehabilitation of Contributing Buildings.

- Architectural details should be compatible with the architectural style of the building’s original design.
- Use the wall finish most acceptable for the architectural style; exterior siding should be similar in style to the original.
- Windows and doors should reflect the architectural style of the building.
- Window and door openings should be kept in the same proportion as original provided; window and door heights should be consistent throughout the building.
- Decoration and trim should be appropriate to the architectural style and the specific building; in Bungalows, rafter ends, exposed beams, decoratively cut ends, and elaborate brackets should be retained or replaced. Respect all trim elements, shingle work, or ventilation louvers in decorative designs.
- Building additions should be limited to the rear of the main building; the roof pitch of the addition should match or be lower than the original roof pitch. All façade elements need to continue architectural elements and detail.
ANALYSIS:

In evaluating the request with the Standards, staff finds that the additions do not disturb the spatial relationships of the house, and the essential form and integrity of the existing house is maintained. New but similar materials will be used, which will provide some differentiation between the original house and addition.

In evaluating the request with the Design Guidelines, the materials of the proposed addition reflect the original materials of the house and are compatible with the Guidelines. The design of decorative trim and architectural details, windows, doors, and roof pitch, overhang and exposed rafter tails, are consistent with the style of the subject house and Guidelines. Furthermore, the additions are placed to the side and rear of the house, and the portion of the addition located to the home’s west side has an appropriate setback from the front façade and behind the porte cochere.

Staff verified that the building setbacks for the proposed new additions and deck will meet the building setbacks as required by the LDC Urban Form Standards for this property. However, because the subject property consists of two lots of record that have been combined, the construction of the deck and addition on the west elevation will encroach on the minimum interior side setbacks of the platted lot line, thereby precluding the Applicant’s ability to split the two lots in the future. This is for informational purposes only and should not affect a decision with regard to this request by the Committee.

STAFF RECOMMENDATIONS

As the request meets the Standards and Design Guidelines, staff recommends Final Approval of the request with the following conditions to be approved by staff prior to submission of the building permit:

1. Windows must be recessed into the wall plane and must not be installed flush with the wall plane; and
2. Confirm the material and design of the new side doors on the west elevation.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
GENERAL NOTES:
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY ENGINEER OF RECORD OF ANY CHANGES.
2. INSPECT ALL SUB-FLOORS, FLOOR JOISTS, WALL STUDS, CEILING JOISTS AND RAFTERS THAT WILL REMAIN AND REPAIR OR REPLACE AS REQUIRED.

PLAN NOTES:
1. REMOVE EXISTING WALLS AND DOORS AS SHOWN.
2. TERMINATE ELECTRIC AS REQUIRED.
3. REMOVE EXISTING FIRE PLACE AND CHIMNEY STACK AND PATCH ROOF AS REQUIRED.
4. REMOVE PORTION OF EXISTING WALL AND DOOR AS SHOWN FOR NEW DOOR BOTTOM OF LINTEL 6'-10".
5. REMOVE PORTION OF EXISTING WALL AS SHOWN AND PREPARE OPENING FOR NEW DOOR.
6. REMOVE ALL EXISTING KITCHEN CABINETS AND FIXTURES, TERMINATE ELECTRIC AND PLUMBING AS REQUIRED.
7. REMOVE ALL EXISTING BATHROOM FIXTURES, TERMINATE ELECTRIC AND PLUMBING AS REQUIRED.
8. EXISTING COLUMN REPAIR AND REFINISH AS REQUIRED.
9. EXISTING STEPS REPAIR OR REFINISH AS REQUIRED.
10. REMOVE EXISTING ELECTRICAL PANELS AND RELOCATE IN ELECTRICAL ROOM.
11. REMOVE AND RELOCATE GAS METER AND LINES AS REQUIRED.
ARCHITECTURAL SHINGLES
EXISTING SUNBURST ATTIC VENT REPAIR OR REPLACE AS REQUIRED.
1X8 FASCIA TO MATCH EXISTING EXPOSED RAFTER TAIL.
HARDI SIDING EXPOSED RAFTERTAIL
EXISTING COLUMNS AND CAP REPAIR AS REQUIRED. (TYP)
EXISTING BRICKS @ PORCH REPAIR AS REQUIRED.
DECK STEPS & HANDRAIL BEYOND SEE DETAIL ON SHEET A-9
CRAFTSMAN STYLE COLUMNS SEE DETAIL ON SHEET A-8
RIDGE VENT EXISTING STEPS REPAIR AND REFINISH AS REQUIRED.
WINDOW SILL TRIM TO MATCH EXISTING (TYP)
8" FRIEZE BOARD @ GABLE
4" MULLION @ DOUBLE WINDOWS (TYP)
ARCHITECTURAL SHINGLES CRAFTSMAN STYLE COLUMNS SEE DETAIL ON SHEET A-8
DECK STEPS & HANDRAIL BEYOND SEE DETAIL ON SHEET A-9
COLUMN AND BASE @ CARPORT SEE DETAIL ON SHEET A-8
HARDI SIDING MAS. PIER (TYP)
COMPOSITE LATTICE W/ SCREEN BEHIND. (TYP)
4" WINDOW TRIM TO MATCH EXISTING
8" FRIEZE BOARD @ GABLE
6X6 PT. POST W/ 1X PAINTED 4" CAP ON 24"X24" COLUMN BASE
ARCHITECTURAL SHINGLES EXPOSED RAFTER TAIL
HARDI SIDING MAS. PIER (TYP)
HAND RAIL HAND RAIL
ARCHITECTURAL SHINGLES
COMPOSITE LATTICE W/ SCREEN BEHIND. (TYP)
MAS. PIER (TYP)
NEW SUNBURST ATTIC VENT TO MATCH EXISTING
COMPOSITE LATTICE W/ SCREEN BEHIND. (TYP)
4" MULLION @ DOUBLE WINDOWS (TYP)
WINDOW SILL TRIM TO MATCH EXISTING (TYP)
8" FRIEZE BOARD @ GABLE
EGRESS WINDOWS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20 IN. IN WIDTH AND 24 IN. IN HEIGHT. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44 IN. ABOVE THE FLOOR AND ANY LATCHING DEVICE SHALL BE CAPABLE OF BEING OPERATED FROM NOT MORE THAN 54 IN. ABOVE THE FINISHED FLOOR.

Michael A. Robinson, P.E.
Florida Registration #28317

PANTON PATTERN DESIGN INC.
1707 E ELM RD.
LAKELAND, FL. 33801
Phone: 863-660-5459
e-mail: pantondesign73@gmail.com

NOTE:
WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO VERIFY ALL DIMENSIONS AND OTHER DETAILS ON THE PLANS AND NOTIFY DESIGNER OF ANY ERRORS OR OMISSIONS BEFORE STARTING CONSTRUCTION.

REVISIONS:
MARK DATE xx-xx-xxxx
DESCRIPTION
ISSUED: 06-10-2020
DRAWN BY: PCP
CHK'D BY: PCP
LAST UPDATE: 06-10-2020
COPYRIGHT: 2020, PCD. ALL RIGHTS RESERVED

20-04
DRAWING SHEET OF A-4
5 14 20
20'-0" PREENGINEERED WD. TRUSSES @ 24" O.C. (TYP)
UPLIFT = 500#

24'-0" PREENGINEERED WD. TRUSSES @ 24" O.C. (TYP)
UPLIFT = 600#

NOTE: NOTE: ALL DIMENSIONS ON THIS PLAN ARE IN INCHES. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND OTHER DETAILS ON THE PLANS AND NOTIFY DESIGNER OF ANY ERRORS OR OMISSIONS BEFORE STARTING CONSTRUCTION.

NOTE: WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO VERIFY ALL DIMENSIONS AND OTHER DETAILS ON THE PLANS AND NOTIFY DESIGNER OF ANY ERRORS OR OMISSIONS BEFORE STARTING CONSTRUCTION.

HATCH INDICATES EXISTING RAFTERS REPAIR OR REPLACE AS REQUIRED.

NOTE: PROVIDE CRICKET AS REQUIRED. VERIFY SIZE AND LOCATION.

ADDITION & REMODEL FOR:
BRIAN HOLBROOK
203 W PATTERSON ST.
LAKELAND, FL. 33803

SHEATHING NAILING PATTERN
6" O.C. MAX. IN FIELD, 6" O.C. MAX. EDGES USE 8d COMMON NAILS OR HOT DIPPED GALVANIZED BOX NAILS.

PATRICK PANTON DESIGN INC.
1707 E ELM RD.
LAKELAND, FL. 33801
Phone: 863-660-5459
e-mail: pantondesign73@gmail.com

20-04
DRAWING SHEET 5 OF 10
REQUEST

On behalf of property owner Mr. David Rose, Mr. Daniel Sharrett requests Final Approval to construct a second story Accessory Dwelling Unit (ADU) over the existing one-story detached garage.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of one interior lot of record (Dixieland Subdivision, Block 10, Lot 3) measuring 50 feet wide by 135 feet deep (0.16 acres), and contains a circa 1922 house in the Frame Vernacular architectural style, which is a contributing building in the South Lake Morton Historic District. The house is a single-story structure with a hipped roof and a gable front portico supported by paired round columns, and features wood lap siding.

Located in the rear yard, at the southwest corner of the subject property, is a one-story, detached garage with a 5/12 pitch gable roof. The garage is clad in wood lap siding and has an asphalt shingle roof. Built circa 1959, the garage is not considered to be a contributing building in the District. Attached to the garage is a small ‘lean-to’ storage closet on the side (south) elevation and a slant-roof carport on the front (east) elevation; these structures are of wooden construction, and the storage closet is also clad in wood lap siding. A portion of the garage space consisting of an interior closet along the south side wall is proposed to be removed and a new wood frame wall clad in Hardie-plank lap siding is proposed to be built in its place. The removal of this closet will reduce the square footage of the garage from 411 square feet to 375 square feet.

The Applicant’s request proposes to construct a second story onto the existing detached garage to create an ADU consisting of 375 square feet of living area. To access the ADU, an exterior stair will be added to the north side elevation of the garage. The second story addition is proposed to be typical wood frame construction and will have a front-gabled roof with a 5/12 pitch matching the existing roof. Hardie-plank lap siding is proposed to clad the second story, which will also feature Hardie material window and door trim and corner boards. Windows are proposed to be either single- or double-hung sash windows with a 1-over-1 lite configuration, and the entry door will have a half-lite appearance. The total height of the structure will be 21 feet, 4 inches to the peak of the roof.
**APPLICABLE GUIDELINES:**

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

The following *Standards* apply to this project:

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

Standard #10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The following *Design Guidelines* apply to this project:

**Chapter 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 Standards, staff finds that the ADU addition does not disturb the spatial relationships of the principal house, and the essential form and integrity of the existing house is maintained. New but similar materials will be used on the garage addition, which will be complementary in nature to the design of the house.

In evaluating the request with the Design Guidelines, staff finds the materials of the proposed ADU addition reflect the materials of the house and are consistent with the Design Guidelines. Staff also finds the design of the structure’s trim, windows, door, exterior stair, and roof pitch and overhang to be consistent with the Design Guidelines, as well as simple in design and subordinate to the subject house. The ADU addition is appropriately located to the rear of the subject property over the existing garage. Consistent with the Lake Morton neighborhood’s development patterns, two-story garage apartments are commonly found in most of the City’s residential historic districts, in both historic and contemporary form.

The following information is for informational purposes of the Applicant and Property Owner, and should not affect a decision regarding this design request by the Committee: While a site plan showing the footprint of the existing garage and house was submitted, building setback dimensions from the garage to the property lines and to the closest point of the house were not indicated. This request appears to comply with the ADU development standards pursuant to Sub-Section 4.3.2 of the City’s Land Development Code in respect to building height and...
living area requirements. However, to meet the required ADU building setbacks, the existing garage will need to be setback from side and rear property lines by a minimum of 5 feet, and setback from the house per the Florida Building Code. Additionally, this request will require Compatibility Review approval by the Planning and Zoning Board, where this information will need to be provided.

**STAFF RECOMMENDATION:**

As the request meets the Standards and Design Guidelines, staff recommends Final Approval of the request with the following conditions to be approved by staff prior to submission of the building permit:

1. Provide the materials of both the new windows and entry door;
2. Windows must not be installed flush with the wall plane; and
3. A frieze board a minimum of 8 inches wide should be added to the front and rear gables.

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

Mr. Mark MacDonald requests approval to demolish an existing single-family house on the subject property, as well as approval for the new construction of four townhouse-type residences.

SUMMARY OF BACKGROUND INFORMATION

The subject property is located on the northwest corner of Lake Hollingsworth Drive and Mississippi Avenue and consists of two lots of record (Cleveland Park Subdivision, Block A, Lots 9 & 10) and is 0.31 acres in total size. A one-story, single-family Ranch house is located on this property, which was constructed circa 1947 and is a non-contributing building within the South Lake Morton Historic District. This house is of wood frame construction with an asbestos shingle exterior and features a cross-gabled roof, and metal casement and jalousie windows. The single-car garage has been converted into living space.

In March 2018, a small accessory dwelling unit on this property was granted demolition approval due to significant damage from fallen trees caused by Hurricane Irma in 2017. Also damaged extensively in this storm was the principal house, which has been unoccupied and in a state of general disrepair since this time. This property has an active code enforcement case (LCE20-00399) due to several Housing Code violations, including deficiencies in roofing, exterior walls, windows, and protective treatments. The Applicant did not request demolition of the subject house in 2018, as demolition of principal structures requires the Design Review Committee’s approval of replacement new construction at the same time as the demolition request, and plans for new construction had not yet been created.

If the request for demolition is approved, the Applicant proposes to build four three-story, single-family structures on the subject property. Each dwelling unit is proposed to have between 2,530 and 3,133 square feet of living area and either a two- or three-car, rear-loaded, attached garage. The two structures at each end (Units A and D) are proposed to also have rooftop decks with a fourth-floor game room/stairwell enclosure.

While intended to replicate a townhouse-like appearance, the dwellings are not connected by a shared firewall. Instead, the applicant has chosen to group them in pairs, attached only at the ground floor level through the rear-loaded garages, with no physical connection between the two pairs. Three of the buildings (Units A-C) reflect a neo-traditional aesthetic, while Unit D reflects a modern design. The proposed materials of each dwelling are detailed as follows:
Unit A
Located on the western side of the lot, this building features a Frame Vernacular aesthetic with a gable-on-hip roof, paired columns, multi-paned windows with transoms, and a variety of cladding materials. This building has a three-car garage on the rear elevation.

<table>
<thead>
<tr>
<th>Scope</th>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation</td>
<td>Concrete stem wall with raised 21” foundation. Faux vents.</td>
</tr>
<tr>
<td>Exterior Cladding</td>
<td>HardiePlank lap siding with a 7” exposure (5” exposure on third floor), wood shake siding, and stone veneer on ground floor; stucco on rear elevation.</td>
</tr>
<tr>
<td>Trim/Casing</td>
<td>Hardie trim and casing; 4” width corner boards; 6” window/door trim</td>
</tr>
<tr>
<td>Porch/Balconies</td>
<td>Porch floor and steps material TBD; paired column material TBD; column plinths to be covered in stone veneer. Balcony railing TBD.</td>
</tr>
<tr>
<td>Windows</td>
<td>TBD. Multi-lite panes with Colonial proportions.</td>
</tr>
<tr>
<td>Doors</td>
<td>Material is TBD; Multi-lite front door with sidelights and transom; Full lite doors at balconies; garage doors material TBD/doors features upper lites.</td>
</tr>
<tr>
<td>Roof</td>
<td>Metal roof; type of metal not specified. 8/12 pitch.</td>
</tr>
<tr>
<td>Exterior Paint Colors</td>
<td>TBD</td>
</tr>
</tbody>
</table>

Unit B
Located on the western interior side of the lot, this building features a Craftsman Bungalow aesthetic with a gable roof with decorative knee brackets on the front façade and a hipped roof at the rear, tapered and square columns, multi-paned windows with transoms, and three cladding materials. This building has a two-car garage on the rear elevation.

<table>
<thead>
<tr>
<th>Scope</th>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation</td>
<td>Concrete stem wall with raised 21” foundation. Faux vents.</td>
</tr>
<tr>
<td>Exterior Cladding</td>
<td>HardiePlank lap siding with a 6” exposure and large stone veneer on ground floor; stucco on rear elevation.</td>
</tr>
<tr>
<td>Trim/Casing</td>
<td>Hardie trim and casing; 4” width corner boards; 6” window/door trim</td>
</tr>
<tr>
<td>Porch/Balconies</td>
<td>Porch floor and steps material TBD; tapered and square column material TBD; column plinths to be covered in stone veneer. Balcony railing TBD.</td>
</tr>
<tr>
<td>Windows</td>
<td>TBD. Prairie style lites.</td>
</tr>
<tr>
<td>Doors</td>
<td>Material is TBD; Prairie style half lite front door with sidelights and transom; Full lite doors at balconies; garage doors material TBD; doors features upper lites.</td>
</tr>
<tr>
<td>Roof</td>
<td>Architectural shingle roof. 5/12 pitch.</td>
</tr>
<tr>
<td>Exterior Paint Colors</td>
<td>TBD</td>
</tr>
</tbody>
</table>

Unit C
Located on the eastern interior side of the lot, this building features a Frame Vernacular aesthetic with a flat roof, square columns, multi-paned windows with transoms, and three cladding materials. This building has a two-car garage on the rear elevation.

<table>
<thead>
<tr>
<th>Scope</th>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation</td>
<td>Concrete stem wall with raised 21” foundation. Faux vents.</td>
</tr>
<tr>
<td>Exterior Cladding</td>
<td>HardiePlank lap siding with a 5” exposure and stacked stone veneer on ground floor; stucco on rear elevation.</td>
</tr>
<tr>
<td>Trim/Casing</td>
<td>Hardie trim and casing; 4” width corner boards; 4” and 6” window/door trim.</td>
</tr>
</tbody>
</table>
Porch/Balconies | Porch floor and steps material TBD; square column material TBD; column plinths to be covered in stacked stone veneer. Balcony railings TBD.
---|---
Windows | TBD. Multi-lite panes with a vertical orientation.
Doors | Material is TBD; Prairie style half lite front door with sidelights and transom; Full lite doors at balconies; garage doors material TBD; doors features upper lites.
Roof | Metal roof with low slope towards back of building.
Exterior Paint Colors | TBD

Unit D

Located on the eastern side of the lot, this building features a modern aesthetic, with a flat roof, square columns, windows with horizontally oriented panes, and a variety of cladding materials. This building has a three-car garage on the rear elevation.

<table>
<thead>
<tr>
<th>Scope</th>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation</td>
<td>Concrete stem wall with raised 21” foundation.</td>
</tr>
<tr>
<td>Exterior Cladding</td>
<td>Stone veneer on ground floor; stucco on upper floors with horizontal wood siding on a portion of the third floor; stucco on rear elevation.</td>
</tr>
<tr>
<td>Trim/Casing</td>
<td>TBD</td>
</tr>
<tr>
<td>Porch/Balconies</td>
<td>Formed concrete porch floor and steps; porch knee wall to be clad in stone veneer; metal balcony railings.</td>
</tr>
<tr>
<td>Windows</td>
<td>TBD. Multi-lite panes with a vertical orientation.</td>
</tr>
<tr>
<td>Doors</td>
<td>Material is TBD; Prairie style half lite front door with sidelights and transom; Full lite doors at balconies; garage doors material TBD; doors features upper lites.</td>
</tr>
<tr>
<td>Roof</td>
<td>Metal roof with low slope towards back of building.</td>
</tr>
<tr>
<td>Exterior Paint Colors</td>
<td>TBD</td>
</tr>
</tbody>
</table>

The site plan for all four structures proposes to orient the front façades of the buildings to Lake Hollingsworth Drive. The following building setbacks are indicated:

- Front Street (South) setback: 10 feet
- Street Side (East) setback: 15 feet
- Interior Side (West) setback: 10 feet
- Rear (North) setback: Between 26.3 and 30.9 feet

The rear yard of each dwelling would be paved with pervious concrete pavers and function as a shared driveway which would provide access from Mississippi Avenue to the adjacent alley, anticipated to be facilitated by a private easement agreement.

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, 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.
- 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 Ornementation: 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 non-contributing building in the South Lake Morton Historic District as it was built after the District’s period of significance. The architectural details of this house are common and easily reproducible, and the house has no known associations with persons or events of importance in Lakeland’s history. 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, and would likely remain non-contributing if the District were resurveyed and the period of significance extended. Therefore, staff finds that this house does not contribute to the District or possess architectural significance. Given the deteriorated condition of this house, including the erosion and breakage of asbestos siding shingles that could pose an environmental hazard, along with the code enforcement violations for this property, staff recommends approval of this demolition request.
The houses to the west and north of subject property consist of one and two-story residences. To the immediate east of the subject property is the Christoverson Humanities Building on the campus the Florida Southern College. While the design of the proposal is creative, staff finds the overall height and massing of the buildings to be out of scale and incompatible with the surrounding residences, which are primarily one and two-story houses. Although the Christoverson building and nearby Florida Southern College buildings are large-scale structures, they are institutional in nature and regulated by a Special Public Interest district, and therefore should not be used as a comparison for new residential buildings.

Except for the height of the buildings, staff finds that the Frame Vernacular and Craftsman-style design of the buildings, including architectural features and fenestration, appears to be consistent in scale and proportion with contributing residences in the District and consistent with the Design Guidelines. Except for the stacked stone veneer and usage of stucco on the rear elevations instead of using continuous materials on all facades, the materials proposed are also consistent with the Design Guidelines. Staff recommends the use of 5V crimp or standing seam metal roofing where metal roofing is indicated, as the type of metal roofing was not listed. Several other materials were also not indicated in the plans, such as materials for soffits and fascias, windows, doors, columns, porch floors, balcony railings for Units A, B, and C, and decorative brackets.

In terms of building form and placement, the orientation of the buildings is slightly problematic in that the front façades are not oriented to Mississippi Avenue, which is how the lots were originally platted. However, because the existing house on this property is oriented to Lake Hollingsworth Drive, and many lots terminating on this street have houses with a front façade oriented to it, staff is willing to support this orientation. While the height of the foundation is appropriate, the buildings lack a minimum front porch depth of 8 feet.

Finally, for the project to move forward, the applicant will have to apply for a Conditional Use Permit (CUP) to subdivide and develop the property using the Single-Family Attached (SFA) special building type specified in the Land Development Code (Article 3). In accordance with the Land Development Code, a Single-Family Attached dwelling is defined as “a building containing a one-family dwelling on its own lot or parcel attached by common vertical walls to one or more other one-family dwellings located on other lots or parcels.” In respect to this definition, it is the opinion of Planning Division staff that the design proposed by the applicant does not meet the intent for the SFA special building type. Additionally, the maximum building height for SFA buildings is 40 feet and the proposed design appears to have a maximum height ranging from 42 to 46 feet.

**STAFF RECOMMENDATION:**

Staff recommends approval of the requested demolition.

Due to incompatible height and massing, uncertainties concerning specific materials, and inconsistency with aspects of building form and Single Family Attached standards, staff is unable to support conceptual or final approval of this request at this time.

Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
THE ROW ON LAKE HOLLINGSWORTH
FRONT & BACK ELEVATIONS

UNIT A  UNIT B  UNIT C  UNIT D

FRONT ELEVATION

UNIT D  UNIT C  UNIT B  UNIT A

BACK ELEVATION

UNIT D  UNIT C  UNIT B  UNIT A

DATE 08/05/20

A2.0
THE ROW ON LAKE HOLLINGSWORTH
UNITS C & D FRONT ELEVATION DETAIL

UNIT C

UNIT D

A2.3

FRONT ELEVATION DETAIL

DATE 08/05/20