AGENDA
HISTORIC PRESERVATION BOARD
City Commission Chambers
January 28, 2021  8:30 A.M.

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 December 17, 2020 Historic Preservation Board meeting minutes.

III. Old Business: NONE

IV. New Business:

   A. Staff update on Historic District Re-Survey.

   B. Staff suggestion to amend the Historic Preservation Board’s Rules of Procedure to add a formalized procedure for the swearing-in of applicants giving testimony at either the Historic Preservation Board or Design Review Committee meetings. Assistant City Attorney Jerrod Simpson will assist in this discussion. A motion and majority vote by the Board will be needed to amend the Rules of Procedure.

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

Chair Dan Fowler called the December 17, 2020 meeting of the Historic Preservation Board ("Board") to order at 8:30 a.m. A quorum was reached, as seven Board members were present.

II. Review and Approval of Previous Meeting Minutes

Mr. John White motioned to approve the November 19, 2020 meeting minutes as presented. Ms. Lynn Dennis seconded the motion. The motion passed 6-0, with Ms. MeLynda Rinker abstaining from the vote due to being absent at the previous meeting.

III. Old Business:

A. Design Guidelines for Historic Properties Final Document for Discussion and Adoption. Ms. Emily Foster announced that the final round of edits to the new Design Guidelines document had been made by consultants Furr, Wegman, Banks Architects, and had been disseminated to the Board members for their review. Chair Fowler shared that this document was very thorough and an excellent guide. Mr. John White motioned to adopt the new Design Guidelines for Historic Properties, which Mr. Landis Fleming seconded. The motion passed 7-0. Ms. MeLynda Rinker asked if changes were proposed to this document in the future, would the Board need to approve them, to which Ms. Foster replied that clerical errors such as typos would not require the Board's approval, but substantive changes or additions would require Board approval.

IV. New Business:

A. Board Member Update by staff.
   i. Recognition of Nick Thomas. Chair Fowler recognized and thanked Mr. Thomas for his service to the Board.

   ii. Recommendation from staff to appoint Ms. Lynn Dennis as DRC Chair, due to the resignation of Mr. Nick Thomas. A motion to appoint Ms. Dennis as DRC Chair was made by Ms. MeLynda Rinker and seconded by Mr. John White. The motion passed unanimously.

   iii. Recommendation from staff to appoint Mr. Landis Fleming to the DRC. A motion to appoint Mr. Fleming to the DRC was made by Mr. John White and seconded by Ms. Lynn Dennis. The motion passed unanimously.

V. Adjournment

The meeting adjourned at 8:39 a.m. for the Design Review Committee. (L. Dennis/M. Rinker, 7-0)
AGENDA
DESIGN REVIEW COMMITTEE
City Commission Chambers
January 28, 2021, immediately following the Historic Preservation Board Meeting

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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 December 17, 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. **HPB20-211 – 1121 S. Lincoln Avenue** – Final Approval requested for the new construction of a one-story, single-family house on the property at this address. Owner: Merlin Properties of Central Florida LLC. Applicant: Ms. Yelithza Paramo, Paramount Building.


C. **HPB21-006 – 1920 Pawnee Trail** – Final Approval requested for the new construction of a one-story, single-family house on the property at this address. Owner: Ms. Linda Trumble & Mr. Louis Lanzino Jr. Applicant: Mr. Jordan Naples, Mark Brown Construction.

D. **HPB21-008 – 725 W. Park Street** – Final Approval requested for the new construction of a single-family house on the property at this address. Owner/Applicant: Ms. Suzanne Butner

E. **HPB21-009 – 1923 Pawnee Trail** – Final Approval requested for an accessory dwelling unit at this address. Owner: Solid Rock Opportunities, LLC. Applicant: Mr. Kenneth A. Harris

F. **HPB21-011 – 730 College Avenue** – Final Approval requested for a minor exterior alteration to the house at this address. Owner: Megg investments of Polk, LLC. Applicant: Mr. Greg Wilhelm, Megg Investments of Polk, LLC.

G. **HPB21-012 – 942 Success Avenue** – Final Approval requested for a bathroom addition and an accessory dwelling unit at this address. Owner: Ms. Keri Murphy. Applicant: Mr. Mark Switzer, ValuePro Remodeling.

H. **HPB21-013 – 960 S. Tennessee Avenue** – Final Approval requested for minor exterior alterations to the house at this address. Owner: RM Group Venture LLC. Applicant: McDonough Construction LLC.

I. **HPB21-014 – 1201 S. Lincoln Avenue** – Final Approval requested for installed replacement windows on the house at this address. Owner: Mr. Brad Rolland. Applicant: Mr. Brad Rolland
J. **HPB21-017 – 1215 King Avenue** – Final Approval requested for several exterior alterations to the house at this address. Owner/Applicant: Mr. Jason Fabsik.

K. **HPB21-015 – 721 and 725 E. Orange Street** – Demolition approval requested for two existing buildings on the subject properties, and Conceptual Approval requested for a 32-unit apartment complex at this address, consisting of five three-story buildings. Owner: 725 E Orange LLC. Applicant: The Lunz Group.

V. Other Business: NONE

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

The meeting was called to order by Chair Lynn Dennis at 8:39 a.m. The Committee roll call was performed and a quorum was present.

II. **Review and Approval of the Previous Meeting Minutes**

Mr. John White motioned to approve the November 19, 2020 meeting minutes. Mr. Dan Fowler seconded the motion. The motion passed unanimously, 7-0.

III. **Review of Certificates of Review administratively approved.**

A list of twelve (12) administratively approved Certificate of Review projects covering the period 11/17/20-12/7/20 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:**


Chair Dennis introduced the request, and 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 one lot of record and is 0.15 acres in size. An improved alley exists along the southern or rear boundary of the subject property. While this lot is a historically platted lot in the Lake Hunter Terrace Subdivision, it had been combined legally with 1134 W. Marjorie Street to the west, and was split from this lot in 2017.

The Applicant proposes to build a single-story, single-family house on the subject property, which will have 1,809 square feet of living space. This home features a Bungalow aesthetic expressed by a front gabled roof and front porch supported by square columns with simple capitals and bases. Materials proposed for the new house include:
• A concrete stem wall with 21” foundation above grade and smooth textured stucco on foundation.
• HardiePlank lap siding with Cedarmill wood grain texture in a 6” exposure and HardiePanel vertical siding in the front porch gable.
• HardieTrim casing and trim with a smooth texture.
• Vinyl single-hung sash windows with a 1/1 lite configuration; windows will be recessed to provide a shadow line and will not be installed flush to exterior wall surface.
• A fiberglass, quarter-lite front door and a fiberglass, 2-panel rear door
• Asphalt architectural shingles on 5/12 pitch roof.
• Hardie material fascia and vented soffit.
• Finished concrete floor and steps on the front porch with HardieTrim columns.
• Exterior Paint Colors will consist of Benjamin Moore Woodlawn Blue for the home’s body; Benjamin Moore Butterfield for trim; and Benjamin Moore French Beret for an accent color.

Ms. Foster stated that the site plan proposed for the new houses shows orientation of the home’s front facade towards W. Marjorie Street, with two parking spaces located in the rear yard and accessible from the alley. The proposed building setbacks meet the Land Development Code’s Urban Neighborhood Standards.

Ms. Foster stated that the request was evaluated using Secretary’s Standards #9 and #10 and Chapter 4 of the Residential Historic District Design Guidelines. Adjacent to the subject property along W. Marjorie Street exist several single-family, one-story houses that exhibit the Bungalow, Frame Vernacular, and modern masonry vernacular styles. Staff found that the proposed new house is similar in massing and scale to contributing Bungalow and Frame Vernacular houses throughout the Lake Hunter Terrace Historic District. The building form, scale, and proportion of architectural elements, including roof pitch and floor-to-ceiling height, is compatible with adjacent structures. Staff also found that the proposed materials are consistent with residences in the surrounding neighborhood and the Design Guidelines. The design of the house features a neo-traditional style that is compatible with the architectural character of the District. Elements such as the gable-front porch with simple columns, lap and vertical siding, and one-over-one windows, are consistent with historical architectural styles found in the neighborhood, as well as the Design Guidelines. Fenestration and trim are also compatible. While not included in the staff report, Ms. Foster added that corner boards were not included in the design of the home, but are suggested to be used on the proposed house, as corner boards have been used on other neo-traditional and Bungalow-styled new houses in the historic districts. Finally, Ms. Foster stated that the proposed placement of the house on the lot is consistent with the Design Guidelines and Urban Form Standards in terms of orientation, building setbacks, foundation height, porch depth, and placement of parking. As the requested new construction meets the Standards and Design Guidelines, staff recommended final approval of the request as submitted.

Chair Dennis asked if the Applicant had any additional comments or questions. There were no further comments from the Applicant’s representative, and there were no public comments.

MOTION: Approval of the request with the condition that corner boards are to be added to all exterior corners of the proposed new house (J. White/M. Rinker, 6-0)
B. **HPB20-204 – 1805 Comanche Trail** – Final Approval requested for an accessory dwelling unit at this address. Owner: Mr. Robert Farley. Applicant: Mr. Daniel Sharrett, Sharrett Construction.

Chair Dennis introduced the request, and 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 one interior lot of record measuring 60 feet wide by 130 feet deep and is 0.18 acres in size. This property contains a house built circa 1927 that is a contributing building in the Beacon Hill Historic District. The house, which features elements of the Frame Vernacular, Four Square and Prairie architectural styles, is a two-story structure with a hipped roof and a hipped front porch and porte cochere supported by square columns on stuccoed plinths. This home also features novelty wood lap siding, corner boards, a wide overhanging eave with frieze board, and double-hung sash windows in both six-over-one and eight-over-one divided lite configurations.

Ms. Foster stated that the Applicant’s request proposes to construct a one-story ADU consisting of 413 square feet of living area. The ADU is proposed to be typical wood frame construction and will have a hip roof with a 4/12 pitch. Hardie-plank lap siding with an exposure matching the house is proposed to clad the ADU, and will also feature Hardie material window and door trim and corner boards. Windows are proposed to be single-hung sash windows with a six-over-one and four-over-one simulated divided lite configurations, and the fiberglass exterior doors will have a solid, six-panel appearance. A gabled-roof front porch is proposed on the east elevation at the entry door, and is supported by simple square wooden columns on stuccoed masonry plinths. The site plan submitted with the Application shows building setbacks of five feet from the interior side and rear property lines.

Ms. Foster stated that the request was evaluated using Secretary’s Standards #9 and #10 and Chapters 4 and 5 of the Residential Historic District Design Guidelines. In evaluating the request with the Standards, staff found that the ADU 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 ADU, which will be complementary in nature to the design of the house. In evaluating the request with the Design Guidelines, staff found the materials of the proposed ADU reflect the materials of the house and are consistent with the Design Guidelines. Staff also found the design of the structure’s trim, windows, door, 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 is appropriately placed at the rear of the subject property. Consistent with Beacon Hill’s development patterns, accessory dwellings are commonly found in most of the City’s residential historic districts, in both historic and contemporary form. As the request meets the Standards and Design Guidelines, staff recommended Final Approval of the request with the following conditions to be approved by staff prior to submission of the building permit:

1. Windows must not be installed flush with the wall plane;
2. Windows must have exterior-mounted muntins/grid in the upper sashes; and
3. A small square capital should be added to the front porch columns with proper alignment to the upper beam.
A representative for this request was not in attendance and there were no public comments.

MOTION: Approval of the request with the conditions recommended by staff (J. White/D. Fowler, 6-0)

V. Other Business: None

VI. Adjournment: There being no further business, the meeting was adjourned at 8:57 a.m.
Certificates of Review Administratively Approved  
Between 12/8/2020 and 1/21/2021

1. 125 S KENTUCKY AV (Contributing Building) - Replacing existing fixed glass of storefront with bi-fold glass panels with brushed aluminum framing. Recessed, angular design of storefront and layout to remain.  
Subject to the following conditions:  (HPB19-227)

2. 953 SUCCESS AV (Contributing Building) - Replacement of jalousie windows on rear porch enclosure with horizontal sliding windows, and replacement of vertical bead board siding with Hardie shake siding.  
Installation of a 15' X 15' gabled canopy (open sided) of wood construction and canvas awning onto the existing detached garage.  
Subject to the following conditions:  (HPB20-190)

3. 727 JEFFERSON AV (Contributing Building) - Extension of the rear roofline and carport roofline to provide a covered, open-sided patio area at the rear of the house on the subject property. A new, rear-facing gable will be created on the new rear elevation roofline. Materials will include traditional frame construction, fiber-cement lap siding on the new gable, and fiber cement trim, soffit, and fascia. The existing shingle roof will be replaced by a standing seam metal roof in the color natural gray.  
Subject to the following conditions:  (HPB20-205)

4. 745 S RUSHING AV (Contributing Building) - Installation of a 4 ft. tall wooden picket fence along portions of the west and north sides of property in the rear yard of the subject property.  
Subject to the following conditions:  (HPB20-207)

5. 610 E CHARLES ST (Contributing Building) - Installation of 20 linear feet (with gate) of 6 ft. tall wood privacy fence facing the street, and 126 linear feet (with gate) of 6 ft. tall white vinyl fence along the east side and rear property line.  
Subject to the following conditions:  (HPB20-208)
6. 301 HILLCREST ST (Contributing Building) - Convert single-car garage door at rear of house on the subject property with a double window. Remainder of wall will be matched with existing wall cladding. 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 OF AT LEAST 3 INCHES 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. (HPB20-209)

7. 601 MCRORIE ST (Contributing Building) - Installation of a 11' X 19' aluminum screen room with composite roof to connect to existing screen room at rear of the house on the subject property. Screen room will have a concrete floor. Subject to the following conditions: (HPB20-210)

8. 920 RUBY ST (Contributing Building) - Removal of 70 linear feet of existing 6 ft. tall wood privacy fence and installation of 70 linear feet of existing 6 ft. tall wood privacy fence in the back yard of the subject property. Subject to the following conditions: (HPB20-212)

9. 100 S KENTUCKY AV #110 (Non-Contributing Building) - Installation of an 18.2 SF reverse lit channel letter wall sign on the north elevation (2nd floor) of the subject building. Subject to the following conditions: (HPB20-213)

10. 1703 CHEROKEE TR (Contributing Building) - Replacement of existing 8' X 7' garage door (s) with Haas Door Co. 8' X 7' steel garage door(s) (FL#16650.27). Subject to the following conditions: (HPB20-214)
11. 107 LAKE MORTON DR (Contributing Building) - Installation of 278 linear feet of 6 ft. tall tan vinyl privacy fence with two 5 ft. wide walk gates at the rear yard of the subject property.
Subject to the following conditions: (HPB20-216)

12. 304 W BELVEDERE ST (Non-Contributing Building) - Replacement of the existing 8' X 7' garage door with an Amarr 8' X 7' steel garage door. Stratford, Heritage and Oak Summit Models 600, 650, and 950 (FL#13521.6).
Subject to the following conditions: (HPB20-217)

13. 306 W BELMAR ST (Contributing Building) - Installation of 93 linear feet of 6 ft. tall wood privacy fence at side yards, with one double gate and one single gate.
Subject to the following conditions: (HPB21-001)
14. 715 S RUSHING AV (Contributing Building) - Repairs to kitchen of subject house due to fire damage, to include:
   1) replace exterior wood lap siding with wood lap siding to match profile, exposure, and dimension of existing;
   2) replace two double-hung sash wood windows with two JELD-WEN DHS wood windows matching opening size (SEE CONDITIONS); and
   3) replace window Mullion and trim with wood Mullion and trim to match existing.
   The house will be completely repainted.
   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 OF AT LEAST 3 INCHES IN WIDTH 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. (HPB21-002)

15. 1016 MISSISSIPPI AV #101 (Non-Contributing Building) - Installation of a single-sided, on-premises ground sign, 30” X 24” (5 SF) in area, mounted to 4 ft. tall posts, in the front yard of the subject property. Sign contains the property's address and the property name "Trio at Hollingsworth."
    Subject to the following conditions: (HPB21-003)

16. 800 S FLORIDA AV (Non-Contributing Building) - Face change to existing monument sign (double-faced) consisting of adding larger "Injury Law" lettering and the names of three partners of the Liily & Brown law firm. Brick monument sign structure to be painted black.
    Subject to the following conditions: (HPB21-004)
Certificates of Review Administratively Approved  
Between 12/8/2020 and 1/21/2021

17. 1111 W MARJORIE ST (Contributing Building) - Masonry vernacular home with a double gable-front appearance similar to a Bungalow or frame vernacular house. Installation of 5V crimp metal roofing panels (FL# 5211.1) to replace asphalt shingle roof. Subject to the following conditions: (HPB21-005)

18. 1037 LEXINGTON ST (Non-Contributing Building) - Installation of simple wood framing and screen to screen-in the front porch of the house on the subject property. A wood-framed and screened door will also be installed. Subject to the following conditions: (HPB21-007)

19. 15 LK HOLLINGSWORTH DR (Contributing Building) - installation of an in-ground swimming pool in the rear yard of subject property. Subject to the following conditions: (HPB21-016)

20. 941 CORNELIA AV (Non-Contributing Building) - Replace three aluminum awning windows on the front of the house on the subject property, matching existing window opening size, with three vinyl Silver Line Building Products single-hung sash windows (FL#14911.1). Subject to the following conditions: 1. ALL REPLACEMENT WINDOWS MUST MATCH ORIGINAL WINDOW/ WINDOW OPENING SIZE. 2. 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. BOX FRAMED WINDOWS ARE RECOMMENDED. FIN OR FLANGE TYPE WINDOWS ARE NOT RECOMMENDED. 3. 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. 4. ALL PAIRED OR GROUPED WINDOWS SHALL BE INSTALLED WITH A DIVIDING MULLION OF AT LEAST 3 INCHES IN WIDTH BETWEEN ADJOINING WINDOWS. (HPB21-018)

21. 405 FRANCIS BL (Contributing Building) - Replacement of existing soffit and fascia with vented vinyl soffit and aluminum fascia. Subject to the following conditions: (HPB21-019)
22. 404 W MAXWELL ST (Non-Contributing Building) - Replace 8 existing steel casement windows with 2 vinyl horizontal roller windows (FL#16842) and 6 vinyl double-hung sash windows (FL#15378). Windows do not have grids/simulated divided lite appearance.
Subject to the following conditions: 1. ALL REPLACEMENT WINDOWS MUST MATCH ORIGINAL WINDOW/ WINDOW OPENING SIZE.
2. 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. BOX FRAMED WINDOWS ARE RECOMMENDED. FIN OR FLANGE TYPE WINDOWS ARE NOT RECOMMENDED.
3. 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.
4. ALL PAIRED OR GROUPED WINDOWS SHALL BE INSTALLED WITH A DIVIDING MULLION OF AT LEAST 3 INCHES IN WIDTH BETWEEN ADJOINING WINDOWS. (HPB21-020)

23. 835 ORANGE PARK AV (Contributing Building) - Installation of 22 roof-mounted solar panels on south facing roof elevation, behind roof eyebrow dormer.
Subject to the following conditions: (HPB21-021)

24. 710 S WILSON AV (Non-Contributing Building) - Replacement of 18 existing metal casement and double-hung sash windows with 18 vinyl AMI 3001 double-hung sash windows (FL#11720.9). Two Alside 3100 vinyl mullions will be installed on paired windows. All replacement windows will not have a simulated divided lite appearance or grids/muntins.
Subject to the following conditions: 1. ALL REPLACEMENT WINDOWS MUST MATCH ORIGINAL WINDOW/ WINDOW OPENING SIZE.
2. 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. BOX FRAMED WINDOWS ARE RECOMMENDED. FIN OR FLANGE TYPE WINDOWS ARE NOT RECOMMENDED.
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4. ALL PAIRED OR GROUPED WINDOWS SHALL BE INSTALLED WITH A DIVIDING MULLION OF AT LEAST 3 INCHES IN WIDTH BETWEEN ADJOINING WINDOWS. (HPB21-022)

25. 1117 S FLORIDA AV (Non-Contributing Building) - Repainting exterior walls, steps, and handrail of building with the paint palette specified for Do or Dye Salon branding guide.
Subject to the following conditions: (HPB21-023)
26. 1124 MELTON AV (Non-Contributing Building) - Replace six existing metal frame single/double hung sash windows on the rear of the subject building with AMI 3001 vinyl double-hung sash windows (FL#11720.9).
Subject to the following conditions:
1. ALL REPLACEMENT WINDOWS MUST MATCH ORIGINAL WINDOW/ WINDOW OPENING SIZE.
2. 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. BOX FRAMED WINDOWS ARE RECOMMENDED. FIN OR FLANGE TYPE WINDOWS ARE NOT RECOMMENDED.
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4. ALL PAIRED OR GROUPED WINDOWS SHALL BE INSTALLED WITH A DIVIDING MULLION OF AT LEAST 3 INCHES IN WIDTH BETWEEN ADJOINING WINDOWS. (HPB21-024)
**REQUEST**

On behalf of Merlin Properties of Central Florida, LLC, Ms. Paramo requests approval to convert an existing window opening to a doorway and add a small covered roof patio on the south elevation of the house on the subject property.

Additional work was included on the Application for this request, and will be administratively reviewed and approved by staff separately following the approval of this request by the Design Review Committee. This work includes: demolition of the existing concrete block detached garage on the property, construction of a new 10-ft. wide driveway on the north side of the property, installation of a metal storage shed in the rear yard of the property, and relocation of the existing electric meter from the south elevation to the west elevation of the house.

**SUMMARY OF BACKGROUND INFORMATION**

The subject property consists of one lot of record and a portion of a second lot of record (The George Subdivision, Block Y, Lot 5 and south 40 feet of Lot 5) and is 0.26 acres (90 feet X 125 feet) in area size. On the subject property is a single-family house, built circa 1954, which features a gabled roof and is masonry vernacular in style. This house has been altered by the installation of replacement windows that appear to be incompatible with the Design Guidelines. A masonry detached two-car garage also exists on the western side of the property. These buildings are non-contributing buildings within the Dixieland Historic District.

The Applicant proposes to reorient the main entrance of the house from the east elevation that currently faces S. Lincoln Avenue, to a new doorway on the south elevation that faces W. Belmar Street. An existing window on the south elevation will be removed to accommodate the new entrance doorway, in which a Masonite full-lite door will be installed. A wooden shed-roofed overhang supported by 6" X 6" wood posts will be added to the new entrance for cover from the elements. The existing front porch and doorway on the east elevation will remain as-is.

This request originated from the Applicant’s previous request to the City’s Planning Division to split the property along a proposed new property line running north-to-south and meet the City’s Land Development Code regarding both the zoning district development and subdivision regulations. Splitting the subject property will create a new parcel, which the Applicant intends to use for the construction of a new single-family house in the future. The new
site plan following the proposed lot split has been found to meet front entrance, lot dimension, and parking requirements for RA-4 zoning and subdivision regulations by Planning staff, and will require that the property be given a new address reflecting W. Belmar Street.

APPLICABLE GUIDELINES:

The Secretary of Interior’s Standards for Rehabilitation (“Standards”) and the City of Lakeland’s Design Guidelines for Historic Properties (“Design Guidelines”) are the basis for review per the City of Lakeland Land Development Code (“LDC”), Article 11: Historic Preservation Standards.

The following Standards apply to this request:

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

The following Design Guidelines apply to this project:
Chapter 6: Exterior Architectural Features: Alteration and Maintenance

ANALYSIS:

Typically, changes to individual lots from the pattern established by historically platted subdivisions is not supported by staff due to historical development patterns providing a foundation for historic context, setting, and designation of Lakeland’s historic districts. However, given the change in lot orientation found in the George Subdivision west of S. Lincoln Avenue as compared to the Dixieland Subdivision east of S. Lincoln Avenue, and the variation of orientation of buildings in this area, the splitting of the subject property along non-platted lot lines can be supported.

Alterations to non-contributing buildings may be offered more flexibility than contributing buildings in terms of consistency with the Standards and Design Guidelines, but alterations must not affect the architectural integrity of adjacent contributing buildings or diminish the historical character of the overall historic district. While staff finds that the proposed reorientation of the front door from the east to south elevation will not adversely affect surrounding contributing buildings or the character of the Dixieland Historic District, this alteration could be done in a way that is more compatible with the masonry vernacular character of the house. Staff recommends the following changes to the request:

1. Use a gabled overhang with the same roof pitch as the house over the new south elevation doorway. Overhang gable end should be clad in saw-tooth vertical siding, similar in dimension and profile as that existing on the gables of the house;
2. Install a new door on the existing doorway on the east elevation of the home to match the full-lite appearance of the door on the new entry doorway.

STAFF RECOMMENDATION:

As the request meets the intent of the Standards and Design Guidelines, staff recommends final approval of the request with the following conditions:

1. Use a gabled overhang with the same roof pitch as the house over the new south elevation doorway. Overhang gable end should be clad in saw-tooth vertical siding, similar in dimension and profile as that existing on the gables of the house;
2. Install a new door on the existing doorway on the east elevation of the home to match the full-lite appearance of the door on the new entry doorway.

Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
# Family Dining

**New**

- (2) 3/8" Ø Thru Bolt w/ (2) 3/8" Ø Thru Bolt

**Bed-2**

- 6 X 6 PT

**Bed-3**

- Secured to CMU Wall

**2X12 Beam**

- 24" X 24" X 2' 6" Deep

4" 3000 PSI.

- W/ H2.5A SIMPSON

**Elev. 0'-0" AFF**

CMU Wall

**(4) 1/4" X 1 3/4" Tapcom**

- 1/2" Ø x 18" Rod Rebar

**New Roof Covering (Typ)**

- 6 X 6 Post Secured (Typ)

- (TYP) w/ Washers & Nut.

- 2 X 12 PT Rafter

- 24" X 24" X 2' 6" Deep

- Secured to Existing

- 0.24 Galvanized Flashing 12"

- MTS20 SIMPSON

**Existing**

- 1/2" Ø x 18" Rod Rebar

- (2) 2X12 #2 YP Beam

- LUS28 SIMPSON

**Existing Post**

- 1/2" Plywood w/ 8d Ring Shank Nails

**30# Pell-N-Stick Felt on 1/2" Plywood**

**W/ WasHERS & NUT.**

**2X6 PT Rafter**

- 2 X 12 PT Beam

- (TYP)

Due to the inherent nature of renovating an existing building, the dimensions provided are approximate and should be confirmed by on-site verification. This plan is subject to change and should not be considered a substitute for a complete set of working drawings. Due to the complexity of the project, it is recommended that all work be completed by a qualified contractor. The responsibility of the contractor to verify all details and specifications is emphasized. The use of this plan is subject to certain terms and conditions, which are outlined in the copyright notice. This document is protected by copyright and may not be reproduced without permission.

**LUS210 SIMPSON**

**NOA 17-1211.03**

**12" 12"**

**LUS28**

**MTSM20 SIMPSON**

**W/ WasHERS & NUT.**

**Pad Footing Required**

**12" 12"**

**2' 24" X 24" X 2' 6" Deep**

**2X6 PT RAFTER**

**To Each 6 X 6 Post**

**W/ 8d Ring Shank Nails**

This revision has been digitally signed and approved by William H. Roberts, P.E. on December 2020. Printed copies of this document are not considered signed and sealed and should not be used or referred to as a legal document.
REQUEST

On behalf of the property owner, Mr. William Wendel requests approval to convert a window opening to a double French doorway and add a full-width balcony on the second floor of the front façade of the house on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is a corner property consisting of three lots of record (Cleveland Park Subdivision, Block A, Lots 11 to 13) with a total area of 0.47 acres (150' X 139.1’). On this property is a two-story, Frame Vernacular house built circa 1922, which is a contributing building in the South Lake Morton Historic District.

This architectural style of this house was classified as Frame Vernacular on the Florida Master Site File inventory form for the South Lake Morton Historic District, but it also exhibits elements of the Prairie, Neoclassical, and Colonial Revival styles. Building features that express these styles include: a hipped roof and eaves with a wide overhang; textured stucco cladding; full-height square porch columns; a modestly pedimented main doorway; and double hung sash windows with an evenly divided upper sash in Colonial lite configurations. Alterations include a one-story addition on the east elevation, and a significant alteration to the front façade. As evidenced from the 1922 to 1947 Sanborn Fire Insurance Company Maps for Lakeland, a one-story semi-enclosed porch or porch-like structure originally existed on the front of this house during these years. At some point, perhaps in the 1950s or 1960s when the Neoclassical and Colonial Revival styles began to be reinvented and used on modern residences, staff believes this one-story structure was removed and the full-height porch columns were installed. Additional alterations to the front façade of this home may also have occurred. Additional property records indicate that between 1947 and 1957, the one-story residence once located to the north of the subject house was demolished and this lot, Lot 13, was combined with the subject property.

The request proposes to convert the triple window on the second story of the front façade to a pair of French doors matching the style and dimensions of the existing French doors on the ground floor front façade. Shutters similar to the existing shutters on the ground floor French doors will be installed on the new doorway. Also proposed is a new second-floor balcony spanning the width of the front façade consisting of wood construction and an ornamental handrail.
Materials proposed for this request include:

<table>
<thead>
<tr>
<th>Scope</th>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>French Doors</td>
<td>Fiberglass with 10-lite pattern; exterior-mounted muntins.</td>
</tr>
<tr>
<td>Balcony</td>
<td>Wood construction with 1” X 5.5” Trex floor decking; metal handrail painted black and in a design similar to the ground floor porch handrail.</td>
</tr>
</tbody>
</table>

**APPLICABLE GUIDELINES:**

*The Secretary of Interior’s Standards for Rehabilitation (“Standards”) and the City of Lakeland’s Design Guidelines for Historic Properties (“Design Guidelines”) 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:

#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.

#9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work 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:


- Architectural details should be compatible with the architectural style of the building’s historic design.
- Protect existing architectural details, and retain distinctive features, including roofs and porches, that give the building its distinguishing character.
- Porch columns, railings and trim details should match the original architectural style of the house.
- Avoid using new material that is inappropriate or was unavailable when the building was originally constructed, such as imitation cast stone, imitation brick siding, or brick veneer.

**ANALYSIS:**

Second-story balconies and porches can be found on a variety of contributing buildings in Lakeland’s historic districts. In evaluating the request, staff finds that the front façade of the subject house has been altered over time, and reflects an eclectic mix of architectural styles. Because of the previous alteration to the front facade, both the window-to-door conversion and balcony addition will not adversely affect the architectural character of the South Lake Morton Historic District or integrity of this house. The request represents a change that is compatible with the architectural style(s) of this home, while still conveying the full-height nature of the existing columns and openness of the front porch area. Additionally, staff finds that this change is potentially reversible and will be differentiated by modern, but compatible materials.

Staff recommends that the windows to be removed as a result of this request are sensitively removed and offered for architectural salvage, rather than disposed of as construction debris.
STAFF RECOMMENDATION:

Approval of the request as submitted with the condition that the windows to be removed are done in a sensitive manner and offered for architectural salvage, rather than disposed of.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
15 Lake Hollingsworth Drive...
Lakeland, FL 33803

VIEW 3D MODEL
REQUEST

The Applicants request approval to build a new one-story, single-family house on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is a vacant platted lot in the Beacon Hill Historic District (Beacon Hill Subdivision, Block 5, Lot 2), which measures 60 feet wide and 125 feet deep and consists of 0.17 acres. This lot was previously combined with the property addressed as 1916 Pawnee Trail (Lot 3) to its north.

The proposal is a one-story single-family house with approximately 2,060 square feet of living area. The house features a Masonry Vernacular aesthetic with a hipped roof, a gabled ell, two-over-one windows, and brick wall cladding. A hipped-roof front porch with exposed rafter tails and square columns is also featured. An attached, two-car garage with side entry is connected to the rear of the house with access from a nine-feet-wide driveway located on the north side of the property. Materials proposed for the new house include:

<table>
<thead>
<tr>
<th>Scope</th>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation</td>
<td>Concrete stem wall</td>
</tr>
<tr>
<td>Exterior Cladding</td>
<td>Brick veneer; smooth finish stucco to be used on chimney</td>
</tr>
<tr>
<td>Trim/Casing</td>
<td>Brick; casing around front doorway not specified</td>
</tr>
<tr>
<td>Windows</td>
<td>White aluminum single-hung sash; 2/1 lite configuration</td>
</tr>
<tr>
<td>Doors</td>
<td>Fiberglass 3-lite front door; steel garage door</td>
</tr>
<tr>
<td>Roof</td>
<td>Architectural shingles; 6/12 pitch</td>
</tr>
<tr>
<td>Gable Vent</td>
<td>Wood</td>
</tr>
<tr>
<td>Fascia/Soffit</td>
<td>Wood fascia; vinyl soffit</td>
</tr>
<tr>
<td>Porch</td>
<td>Brick paver flooring and concrete steps; railings will be wood; wood columns</td>
</tr>
<tr>
<td>Exterior Paint Colors</td>
<td>Not Specified</td>
</tr>
</tbody>
</table>

The site plan for the new house shows orientation of the front facade towards Pawnee Trail. The building setbacks are mostly consistent with the Land Development Code’s Urban Form Standards, including a 20’ front setback, a 7’ south side setback, and a 13’ north side setback; however, a 20’ rear setback is required, but only a 9.67’ rear setback has been provided.
**APPLICABLE GUIDELINES:**

*The Secretary of Interior’s Standards for Rehabilitation* ("Standards") and the City of Lakeland’s *Design Guidelines for Historic Properties* ("Design Guidelines") are the basis for review per the City of Lakeland Land Development Code ("LDC"), Article 11: Historic Preservation Standards.

The following *Standards* apply to this request:

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

The following *Design Guidelines* apply to this project:

Chapter 4: Historical Development Patterns and New Construction
Sub-Chapter 4.6: New Residential/Infill Construction, pages 71 to 91.

- The scale and massing of the new building, including its fenestration, roof height and shape, and elevation should be consistent with surrounding contributing buildings.
- Building Form – the front façade of buildings should be closely aligned with other buildings on the block to maintain a uniform setback; consistent spacing of buildings maintains rhythm of historic neighborhood development pattern; the height-to-width ratio of street facing façade should be compatible with adjacent buildings.
- Orientation of new buildings should be toward the primary road and building setbacks should reflect traditional siting dimensions.
- Materials should respect adjacent historic buildings.
- Details and ornamentation should reflect those of surrounding buildings.
- Window material, style, size, and trim should be consistent with historic windows and include dimensional mullions and exterior muntins, if applicable.
- Doors should be of an appropriate design reflective of the architectural style of the building.
- Roof design and details should reflect those of surrounding buildings.
- Colors should complement surrounding buildings.

**ANALYSIS:**

The 1900 block of Pawnee Trail displays a variety of single-family houses in both architectural style and size. The architectural design of the proposed new home is compatible with several existing architectural styles in this neighborhood, including Tudor Revival, Bungalow, and both Masonry and Frame Vernacular.

The design of the proposed new house features a neo-traditional design that will not adversely affect the historic or architectural character of the Beacon Hill Historic District. Details such as the 6/12 pitch roof, brick cladding, gable ell, and front porch with exposed rafter tails and simple columns, are consistent with the Design Guidelines. Staff finds that the proposed building’s form, massing, and scale of building elements, as well as the proposed materials, are also consistent with the Design Guidelines. However, for further compatibility with the Design Guidelines, staff recommends the following revisions to the proposed home’s design:

1. Ensure that the finish floor height of the house is at least 21 inches above grade; finish floor height of the front porch may be slightly lower at 18” above grade;
2. Align porch columns with entablature beam; column capitals should extend slightly past beam; and
3. All windows must be recessed to provide a shadowline and cannot be flush-mounted; paired windows must have a vertical dividing mullion of at least 3 inches wide between window units; all windows with a two-over-one lite configuration must have an exterior-mounted muntin on the top sash.
Placement of the proposed house on the lot is consistent with the Design Guidelines in terms of orientation and front and side setbacks. A variance approved by the Zoning Board of Appeals and Adjustments will be needed for approval of the 9.67’ rear setback.

**STAFF RECOMMENDATION:**

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

1. Ensure that the finish floor height of the house is at least 21 inches above grade; finish floor height of the front porch may be slightly lower at 18” above grade;
2. Align porch columns with entablature beam; column capitals should extend slightly past beam; and
3. All windows must be recessed to provide a shadowline and cannot be flush-mounted; paired windows must have a vertical dividing mullion of at least 3 inches wide between window units; all windows with a two-over-one lite configuration must have an exterior-mounted muntin on the top sash;
4. Provide an exterior paint/brick color palette.

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

Ms. Butner requests approval to build a single-family house on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is a vacant platted lot in the Dixieland Historic District (Dixieland Subdivision, Block F, Lot 15) and has alley access to the rear. The lot measures 51.59 feet wide and 130 feet deep and consists of 0.15 acres.

The proposed new construction is a one-story single-family house with approximately 1,768 square feet of living space. The house features a Frame Vernacular aesthetic with a gabled roof and an integrated front porch supported by square columns with a triangular gable vent in the front and rear gables. The home also features, horizontal lap siding, and one-over-one windows. Materials proposed for the new house include:

<table>
<thead>
<tr>
<th>Scope</th>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation</td>
<td>Concrete stem wall, 18” above curb; stucco finish on foundation</td>
</tr>
<tr>
<td>Exterior Cladding</td>
<td>Hardie Board lap siding with a 6” exposure</td>
</tr>
<tr>
<td>Trim/Casing</td>
<td>Not Specified</td>
</tr>
<tr>
<td>Windows</td>
<td>Vinyl single-hung sash; 1/1 lite configuration with no grids</td>
</tr>
<tr>
<td>Doors</td>
<td>Material not specified quarter-lite, 3-panel exterior doors; double glass sliding door on rear elevation</td>
</tr>
<tr>
<td>Roof</td>
<td>Asphalt architectural shingles; 5/12 pitch</td>
</tr>
<tr>
<td>Fascia/Soffit</td>
<td>Hardie fascia; vinyl soffit</td>
</tr>
<tr>
<td>Porch</td>
<td>Concrete floor and steps; railings will be wood; Craftsman style wood columns</td>
</tr>
<tr>
<td>Exterior Paint Colors</td>
<td>Not Specified</td>
</tr>
</tbody>
</table>

The site plan for the new house shows orientation of the front facade towards West Park Street. The house maintains setbacks consistent with the Land Development Code’s Urban Form Standards, including a 20’ front setback, an 8’-8” side setbacks, and a 50’ rear setback.
APPLICABLE GUIDELINES:

The Secretary of Interior’s Standards for Rehabilitation (“Standards”) and the City of Lakeland’s Design Guidelines for Historic Properties (“Design Guidelines”) are the basis for review per the City of Lakeland Land Development Code (“LDC”), Article 11: Historic Preservation Standards.

The following Standards apply to this request:

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

The following Design Guidelines apply to this project:
Chapter 4: Historical Development Patterns and New Construction
Sub-Chapter 4.6: New Residential/Infill Construction, pages 71 to 91.

- The scale and massing of the new building, including its fenestration, roof height and shape, and elevation should be consistent with surrounding contributing buildings.
- Building Form – the front façade of buildings should be closely aligned with other buildings on the block to maintain a uniform setback; consistent spacing of buildings maintains rhythm of historic neighborhood development pattern; the height-to-width ratio of street facing façade should be compatible with adjacent buildings.
- Orientation of new buildings should be toward the primary road and building setbacks should reflect traditional siting dimensions.
- Materials should respect adjacent historic buildings.
- Details and ornamentation should reflect those of surrounding buildings.
- Window material, style, size, and trim should be consistent with historic windows and include dimensional mullions and exterior muntins, if applicable.
- Doors should be of an appropriate design reflective of the architectural style of the building.
- Roof design and details should reflect those of surrounding buildings
- Colors should complement surrounding buildings.

ANALYSIS:

The 700 block of West Park Street features modest single-family houses, many of which are variations of the Bungalow and Frame Vernacular styles. The architectural design of the proposed new home is modeled on the new home proposed for 324 W. Park Street, which was approved by the Design Review Committee in 2017.

The design of the proposed new house features a neo-traditional style resembling Frame Vernacular, which will not adversely affect the historic or architectural character of the Dixieland Historic District. Details such as the 5/12 pitch roof, gable front roof, lap siding, and simple columns, are consistent with the Frame Vernacular style, as well as the Design Guidelines. Staff finds that the proposed building’s form and scale of building elements, as well as the proposed materials, are consistent with the Design Guidelines. However, for further compatibility with the surrounding contributing buildings and the Design Guidelines, as well as to correct a foundation issue not correctly executed on the new house at 324 W. Park Street, staff recommends the following revisions to the proposed home’s design:

1. The finish floor height of the house must be 21 inches above grade; finish floor height of the front porch may be slightly lower at 18” above grade;
2. Provide wider column capitals and bases to visually differentiate them from the column shaft;
3. Align porch columns with entablature beam; column capitals should extend slightly past beam;
4. Increase the width of frieze boards to 10 inches to differentiate from the siding exposure and add frieze board to rear elevation gable;
5. Window and door trim and casing should be Hardie material and a minimum width of at least 3 inches; windows must have header, sill, and apron trim, and paired windows must have a vertical dividing mullion of at least 3 inches wide; all windows must be recessed to provide a shadowline and cannot be flush-mounted;
6. Corner boards at least 6” in width should be added to all corners of house; and
7. A small gable or shed-roof overhang with simple wood brackets should be added over the rear entry door for cover from the elements and consistency with the Frame Vernacular style.

Placement of the proposed house on the lot is consistent with the Design Guidelines in terms of orientation and setbacks. A parking area for two vehicles placed at the rear of the property with access from the alley must be shown on the site plan for planning and zoning approval of the building permit.

STAFF RECOMMENDATION:

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

1. The finish floor height of the house must be 21 inches above grade; finish floor height of the front porch may be slightly lower at 18” above grade;
2. Provide wider column capitals and bases to visually differentiate them from the column shaft;
3. Align porch columns with entablature beam; column capitals should extend slightly past beam;
4. Increase the width of frieze boards to 10 inches to differentiate from the siding exposure and add frieze board to rear elevation gable;
5. Window and door trim and casing should be Hardie material and a minimum of 3 inches wide; windows must have header, sill, and apron trim, and paired windows must have a vertical dividing mullion of at least 3 inches wide; all windows must be recessed to provide a shadowline and cannot be flush-mounted;
6. Corner boards at least 6” in width should be added to all corners of house;
7. A small gable or shed-roof overhang with simple wood brackets should be added over the rear entry door for cover from the elements and consistency with the Frame Vernacular style;
8. On the site plan, add two parking spaces at the rear of the property with access from the alley; and
9. Provide an exterior paint color palette.

Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
**Residential House Plans**

**HARDIE LAP SIDING** W/ 6" REVEAL (TYP)

**ASPHALT 6" FRIEZE SHINGLES (TYP)**

**BOARD (TYP)**

**HARDIE LAP SIDING** W/ 6" REVEAL (TYP)

**STUCCO FINISH (TYP)**

---

**Rear Elevation**

**Scale: 3/16" = 1'-0"**

---

**Right Elevation**

**Scale: 3/16" = 1'-0"**
REQUEST

Mr. Harris requests approval to undertake a major rehabilitation to house on the subject property, including changing the roof from a flat roof behind a parapet wall to a gabled roof.

SUMMARY OF BACKGROUND INFORMATION

The subject property is a platted lot in the Beacon Hill Historic District (Beacon Hill Subdivision, Block 6, Lot 31), which measures 53 feet wide and 135 feet deep and consists of 0.15 acres. On the property is a one-story, single-family house built circa 1922 in the Mediterranean Revival style, which is a contributing building in the Historic District. Architectural features expressing the Mediterranean Revival style include: a flat roof surrounded by a stepped parapet roof, a full-width front porch with stepped parapet roof and segmental arched bays, rough cast stucco cladding; and single round scuppers. Alterations include metal replacement windows and the enclosed front porch. A detached garage matching the materials and design of the house also exists on the property in the southwestern corner.

As the house has not been occupied or maintained for quite some time, the Applicant intends to remodel the home and update all mechanical systems. Roofing on both the house and garage will be replaced; the garage roofing will remain a flat roof surrounded by a stepped parapet wall, but the main roof and parapet of the house will be removed and replaced with a 5/12 pitch gabled roof with a small arched window in the front and rear gables. The flat roof and parapet of the front porch will remain, and will be repaired with in-kind materials. Staff has discussed with the Applicant the issue with changing the roof form of the house, which is inconsistent with both the Design Guidelines for Historic Properties and Mediterranean Revival architectural style of the house; the Applicant understands this issue and desired to proceed with the request as submitted.

Several alterations are proposed for the front porch. The left side bay (east elevation) of the front porch will be re-opened and converted to a new entryway onto the porch. The existing entryway on the south elevation of the porch will be converted to an arched opening with a sidewall. The current porch steps at the existing entryway on the south elevation of the porch will be removed and new steps and cheek walls will be installed on the opened left bay (east elevation) of the porch. A new front door is proposed to be installed on the new wall dividing the left and right bays of the porch. With the right side of the porch remaining enclosed, new windows will be installed in the arched bays of both the front (east) elevation and side (north) elevations.
All windows will be replaced in the house with new double-hung sash windows matching the original opening size, and with a 9-lite Prairie style upper sash. A Prairie style front door with transom and sidelights and solid rear door are also proposed. Materials proposed for this request include:

<table>
<thead>
<tr>
<th>Scope</th>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Cladding</td>
<td>Stucco matching texture of existing (repairs and replacement where necessary)</td>
</tr>
<tr>
<td>Trim/Casing</td>
<td>Maintain or repair existing stucco casing to match original</td>
</tr>
<tr>
<td>Windows</td>
<td>Not specified</td>
</tr>
<tr>
<td>Doors</td>
<td>Front Door: metal or wood. Rear Door: not specified. Garage Door: not specified</td>
</tr>
<tr>
<td>Roof</td>
<td>Flat roof of front porch and garage repaired in-kind; architectural shingles or metal on new 5/12 pitch roof of house</td>
</tr>
<tr>
<td>Fascia/Soffit</td>
<td>Not specified</td>
</tr>
</tbody>
</table>

With the exception of the new front porch steps, the footprint of the house and detached garage will remain the same as existing, and therefore a site plan was not needed for this request.

**APPLICABLE GUIDELINES:**

_The Secretary of Interior’s Standards for Rehabilitation (“Standards”) and the City of Lakeland’s Design Guidelines for Historic Properties (“Design Guidelines”) are the basis for review per the City of Lakeland Land Development Code (“LDC”), Article 11: Historic Preservation Standards._

The following Standards apply to this request:

Standard #2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard #5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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: House Styles; Sub-Chapter 5.4 Mediterranean Revival/Spanish Colonial
- Characterized by a flat or low-pitched roof with a parapet wall.

- Architectural details should be compatible with the architectural style of the building’s original design.
- Protect existing architectural details, and retain distinctive features including roofs and porches that give the building its distinguishing character.
- Retain the basic plan of the building.
• Repair or replace deteriorated material with new material that duplicates the old as nearly as possible. If the original detail cannot be maintained or replaced in its original form, it should be modified without disturbing the character of the structure.
• Align common elements, such as windows, doors, canopies, etc.

Sub-Chapter 6.1 Roofs and Eaves
• Retention of original roof slope(s) and roof form.
• Retention of roof features that contribute to the architectural character of the house.
• Replacement roof materials that are compatible with the design of the host structure.
• Retention of original chimneys.

Sub-Chapter 6.2 Porches
• Porch columns, railings and trim details should match the original architectural style of the house.
• Deteriorated features of the porch should be duplicated in shape and character as close to the original as possible.
• Enclosing porches may be permissible if approved by the Historic Preservation Board. The original appearance of the porch should be retained.
• Glass enclosures or weathered-in porch modifications should allow the original porch elements to be clearly visible.

ANALYSIS:

The Beacon Hill Historic District contains 172 contributing, historic buildings. Out of this number, only six residences are Mediterranean Revival-styled houses with parapeted flat roofs, which makes the subject house a relatively rare resource in this District.

In evaluating the request with the Standards and Design Guidelines cited, staff has made the following findings:

1. Given that all existing doors and windows are replacement features, the proposed replacement windows and doors are consistent in type and style with respect to the Standards and Design Guidelines, as well as Mediterranean Revival Architectural style. The Prairie 9-lite style for both the upper sash of windows and the front door has historic precedent on Mediterranean Revival houses in Lakeland’s Historic Districts.

2. Given that the front porch is currently enclosed, the alterations as proposed to the front porch are found to meet the intent of the Standards and Design Guidelines and respect the architectural character of this house. However, staff recommends that the right-side bay of the front porch retain the full width of the segmental-arched bay enclosure; it may be necessary to use a grouping of three windows in this bay instead of two to achieve a balanced proportion.

3. The repairs to and/or replacements of stucco and flat roofing with in-kind materials with a similar appearance to the original is consistent with the Standards and Design Guidelines. Staff recommends that the existing round roof scuppers/drains present in the front porch are repaired and maintained, as well as the foundation venting on the front porch.

4. Regarding the proposal to change the roof form on the main portion of the house from a flat roof with a parapet to a gable roof, staff finds this alteration to be inconsistent with the Standards and Design Guidelines, as it removes a character-defining feature of the Mediterranean Revival architectural style, destroys historic materials, and is irreversible.
STAFF RECOMMENDATION:

Approval of the request with the following conditions, to be reviewed and approved at staff level prior to permitting:

1. Retain and repair with in-kind materials the flat roof and parapet of the main portion of the house. A low-sloped roof hidden behind the parapet may be used instead of a flat roof for drainage purposes.

2. Retain the width of the right-side segmental-arched bay enclosure of the front porch enclosure on its front facade; it may be necessary to use a grouping of three windows in this bay instead of two to achieve a balanced proportion/composition in this enclosure.

3. Retain and repair with in-kind materials the existing round roof scuppers/drains present in the front porch, as well as the vertical foundation venting slits on the front porch.

Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
REAR ELEVATION
\( \frac{1}{4}'' = 1'-0'' \)

LEFT ELEVATION
\( \frac{1}{4}'' = 1'-0'' \)

RIGHT ELEVATION
\( \frac{1}{4}'' = 1'-0'' \)

FRONT ELEVATION
\( \frac{1}{4}'' = 1'-0'' \)

1923 PAWNEE TRAIL REMODEL HISTORIC PRESERVATION
Mr. Greg Wilhelm requests Final Approval for the installation of two tapered wood columns on the front porch.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot of record (Dan Johnson’s Addition Subdivision, Block B, Lot 4) with a total area of 0.13 acres (60’ X 93.4’). On this property is a one-story, Bungalow house built circa 1922, which is a contributing building in the South Lake Morton Historic District.

Architectural features of this house expressing the Bungalow style include a cross-gabled roof, a gabled front porch supported by square brick columns and brick knee walls, exposed rafter tails, decorative gable beams, and four-over-one and eight-over-one double-hung sash windows. Alterations include some replacement windows and a front porch enclosure consisting of siding and jalousie windows, which has been removed, restoring the front porch to an open appearance.

Upon removing the front porch enclosure, the upper porch beam spanning the two outer brick columns began sagging. To correct this, the Applicant installed two tapered wood columns on top of the existing brick piers at the center of the porch as additional support for the beam. Craftsman-style tapered columns were chosen by the Applicant as this type of column can be seen on numerous Bungalow-styled homes in the South Lake Morton Historic District. The concrete caps of the brick piers no longer exist, and were likely removed when the front porch enclosure was installed in the 1940s or 1950s (dates are estimated). The tops of these piers show only horizontal notches where the previous wall enclosure had been.

APPLICABLE GUIDELINES:

The Secretary of Interior’s Standards for Rehabilitation (“Standards”) and the City of Lakeland’s Design Guidelines for Historic Properties (“Design Guidelines”) 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:

#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.

#6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

#9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work 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:

• Architectural details should be compatible with the architectural style of the building’s historic design.
• Protect existing architectural details, and retain distinctive features, including roofs and porches, that give the building its distinguishing character.
• Porch columns, railings and trim details should match the original architectural style of the house.
• Avoid using new material that is inappropriate or was unavailable when the building was originally constructed, such as imitation cast stone, imitation brick siding, or brick veneer.

ANALYSIS:

In evaluating the request, staff finds no physical or documentary evidence to support columns placed on top of the existing piers, or that square brick columns, similar to the outer columns, existed at the center of the porch. Historical Bungalow houses often feature front porch piers without columns in the center of the porch for the simple purpose of providing an unobstructed view from the porch. While this request is inconsistent with Standards #2 and #3, staff finds that the addition of tapered columns is compatible with the architectural style of the subject house and consistent with the Design Guidelines in terms of material. Due to the structural concerns of the porch beam sagging, which spans 22 feet, and combined with the determination that these columns may be removed without damage to the piers or beam, staff finds that this alteration does not adversely affect the architectural character or integrity of the subject house or surrounding historic district.

While the tapered column capitals and bases are not correctly aligned according to historical porch entablatures, staff does not recommend correcting this, as the current appearance demonstrates that these columns are not original features and should not be construed as such; this appearance also provides a differentiation between historic and modern material.

STAFF RECOMMENDATION:

Approval of the request as submitted.

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

On behalf of the property owner, Mr. Mark Switzer requests Final Approval to construct an addition onto the house at this address, demolish an existing detached garage, and construct an Accessory Dwelling Unit (ADU) in place of the garage.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of one interior lot of record (Dixieland Subdivision, Block 9, Lot 11) measuring 50 feet wide by 140 feet deep (0.16 acres). This property contains a one-and-a-half story single-family house, constructed circa 1925 house in the Frame Vernacular architectural style, which is a contributing building in the South Lake Morton Historic District. The house features a gabled roof with sloped roof addition, a gabled stoop, lapped weatherboard siding, corner boards, and double-hung sash windows with a 9-lite Prairie style upper sash.

Located in the rear yard, at the southeast corner of the subject property, is a one-story, detached garage with a gable roof. The garage is clad in wood lap siding and has an asbestos shingle roof. Built circa 1925, the garage is considered to be a contributing building in the District, but as a deteriorated accessory building, is able to be demolished per the Design Guidelines.

The Applicant’s request is two-fold:

1. A bathroom addition, approximately 200 square feet in size, is proposed to be constructed on the north side elevation of the house, behind the existing addition. The sloped roofline of the new addition will match and meet with the roofline of the existing addition. Exterior materials for this addition will include Dutch lap siding with a profile and dimension matching the house; corner boards to match; Jeld-Wen vinyl double-hung sash and single sash windows with a 9-lite Prairie style top sash; pressure treated pine window trim and casing; and architectural shingles to match the existing house. The addition will be supported by footers and piers to match the home’s crawlspace height, which will be clad in brick; Hardie board matching the existing crawlspace screening will be installed between piers. Two original windows on the north side elevation will be removed due to this addition.

2. Following demolition of the detached garage structure, an Accessory Dwelling Unit (ADU) is proposed to be built in roughly the same location as the garage. The ADU is a one-and-a-half story structure and is 483
square feet in size. The clipped, side-gable roof will be clad in architectural shingles matching the house, and Dutch lap siding and corner boards matching the house will be used. The entrance door features a gabled overhang similar to the house, supported by wood brackets. Jeld-Wen vinyl Prairie style windows will be used, along with two solid four-panel doors.

The site plan submitted for these requests shows that the addition to the house maintains the 7.7 feet building setback established by the existing building addition, which complies with the minimum interior side building setbacks required by the Lakeland Land Development Code. The proposed setbacks shown on the site plan for the ADU are 2 feet, 4 inches from the rear property line and 1 foot 8 inches from the interior side property line.

**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 #2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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: Historical Development Patterns and New Construction

Sub-Chapter 4.5: Additions

- Ensure that Historic Buildings Remain the Central Focus. An addition should not damage or obscure architecturally important details and materials of the primary structure or other resources on the site. Additions should be distinguishable from the original structure without distracting from it.
- False Historicism/Conjectural History is Discouraged. Design additions should reflect their era of construction while respecting the historic context and architectural style of the original structure. Avoid using architectural details for additions that are more ornate than those found on the original structure or that are not characteristic of the original structure’s architectural character.
- Additions that protect and maintain original architectural features during construction.
- Additions that minimize the loss of any architectural details or features.
- Additions that are subordinate to and compatible with the style and scale of the host structure.
- Side additions that are located behind the principal street-facing façade, or rear additions that are unnoticeable from the street.
- Additions that are designed with some distinction between the historic house and non-historic features.
• Additions that are differentiated from the host structure, e.g. by a recess in wall plane, lower roof height, or vertical trim piece.

Sub-Chapter 4.9.1: Accessory Dwelling Units
• Accessory dwelling units that are configured as simple cottages or garage apartments.
• Accessory dwelling units that complement the architectural character of the principal house through the use of similar materials and simplified architectural elements.
• An accessory dwelling unit that is compatible and subordinate in scale and form to the principal house.
• Accessory dwelling units that are compliant with minimum building setbacks to reduce visual impacts from the street and adjacent properties.

ANALYSIS:
In evaluating the request with the Standards, staff finds that both the addition to the house and ADU 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 both requests, 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 addition and ADU reflect the materials of the house and are consistent with the Design Guidelines. Staff also finds the design of both structures’ trim, windows, door, 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 addition is appropriately located to the side of the house, and the ADU is appropriately located to the rear of the lot with access from the alley. Consistent with the development pattern in the Lake Morton neighborhood, accessory dwellings are commonly found in both historic and contemporary form.

The building setbacks for the addition to the house meet the requirements of both the Design Guidelines and Land Development Code. However, for compliance with the Design Guidelines and Land Development Code, as well as approval for Compatibility Review by the Planning and Zoning Board, the building setbacks for the ADU will need to be increased to a minimum of 5 feet from both the side and rear property lines. Additionally, the total mean height of the ADU is limited to 12.5 feet.

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. All new windows must have exterior-mounted Prairie style muntins/grids;
2. All new windows must be installed with a recess to provide a shadow line and not be installed flush with the wall plane; and
3. The building setbacks of the ADU must be increased to at least 5 feet from the interior side and rear property lines, and the total mean height of the ADU is limited to 12.5 feet.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
HOUSE: LOCATION OF ADDITION
OPEN TO FIRST LEVEL

Upstairs Loft Bedroom
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**REQUEST**

Mr. Shawn McDonough requests Final Approval for the reconfiguration of the front stoop on the house at this address, as well as the enclosure of three window openings and conversion of one window opening into a doorway on the rear elevation.

**SUMMARY OF BACKGROUND INFORMATION**

The subject property is an interior lot of record (Futch & Rogers Subdivision, Block A, north half of Lot 7) with a total area of 0.16 acres (50’ X 135’). On this property is a one-story, masonry vernacular house built circa 1953, which is a non-contributing building in the South Lake Morton Historic District.

The house features a hipped roof and carport and block walls and features some incompatible replacement windows. The concrete block front stoop has a low-sloped flat roof supported by metal columns with a scrollwork design. The floor of the stoop is angled and asymmetrical in shape, and is covered in terracotta-colored tile; three steps lead from the stoop down to grade. The rear elevation features three uniformly-sized window openings and one smaller window opening.

The request proposes to reconfigure the front stoop with a rectangular-shaped floor and steps and install one new rectangular wooden column to support the flat roof. On the rear elevation, the smaller window opening and two of the uniformly-sized window openings will be enclosed with concrete block and painted to match the existing wall exterior of the house. The middle window opening will be converted to a doorway and a single French door will be installed, as well as a small concrete stoop with a metal handrail.

**APPLICABLE GUIDELINES:**

The Secretary of Interior’s Standards for Rehabilitation ("Standards") and the City of Lakeland’s Design Guidelines for Historic Properties ("Design Guidelines") 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:

#9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work 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:
- Architectural details should be compatible with the architectural style of the building’s historic design.
- Protect existing architectural details, and retain distinctive features, including roofs and porches, that give the building its distinguishing character.
- Porch columns, railings and trim details should match the original architectural style of the house.
- Avoid using new material that is inappropriate or was unavailable when the building was originally constructed, such as imitation cast stone, imitation brick siding, or brick veneer.

ANALYSIS:

While this house was categorized as noncontributing at the time of the historic district survey in 1984, as the date of its construction was not within the district’s period of significance (1904-1942), this house is now beyond the 50-year baseline criteria for historic designation; as such, this house would likely be included as a contributing structure in any district re-survey, as it retains much of its architectural integrity as a house of the Mid-Century Modern Masonry Vernacular architectural style (as defined in the Design Guidelines). It is staff’s opinion that the metal scrollwork columns on the front stoop of the subject house contribute to its architectural integrity and at a minimum, the column at the corner of the stoop should be retained. However, reconfiguring the shape of the stoop and installing new flooring does not adversely affect the character of the house or the District. Additionally, as the requested window enclosures and window-to-door conversion is located on the rear elevation of the house, staff finds this alteration to be compatible with the intent of the Design Guidelines and Standards.

STAFF RECOMMENDATION:

Approval of the request with the condition that the metal scrollwork column at the corner of the stoop is maintained.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
Mr. Rolland requests approval to retain all existing windows, which are replacement windows that do not have dimensional, exterior-mounted muntins, as required by the Design Guidelines for Historic Properties.

SUMMARY OF BACKGROUND INFORMATION

The subject property is a corner lot of record (The George Subdivision, Block X, Lot 1) that is 0.17 acres in size (60’ X 125’). This lot contains a one-story, single-family house built circa 1924, which was classified as a contributing building in the Dixieland Historic District at the time of the 1993 historic district survey. The Mediterranean Revival house features gabled, shed and flat with parapet roofs and stucco cladding. At the time of the historic district survey, metal sash windows were present. Several alterations have taken place without building permits since at least May 2011, including the installation of replacement windows, the removal of window trim and casing, and the removal of roof ventilation covers. Several window openings were resized and made smaller than the original window openings, with obvious stucco patching surrounding these. It is the professional opinion of staff that this house no longer retains architectural integrity due to these insensitive alterations; a re-survey of the Dixieland Historic District would likely find that this house no longer contributes to the historical character of the District.

From researching Google Streetview imagery, the windows in the subject house were replaced between May 2011 and January 2019. According to Polk County Property Appraiser records during this time, this property went into foreclosure and was sold three times between April 2015 and October 2018. The Applicant purchased the property in July 2019, after the replacement windows had been installed and without acquiring a building permit.

In October 2020, City staff received a Citizens Action Center complaint regarding replacement windows with sandwiched muntins that were not in compliance with the Residential Historic District Design Guidelines, and subsequently, a code violation was issued for this property.

APPLICABLE GUIDELINES:

The Secretary of Interior’s Standards for Rehabilitation ("Standards") and the City of Lakeland’s Design Guidelines for Historic Properties ("Design Guidelines") 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 6 Exterior Architectural Features: Alteration and Maintenance; Sub-Chapter 6.4 Windows and Shutters, page 225 (for Non-Contributing Buildings)

- Frame windows in materials that appear similar in scale, proportion, and character to those used traditionally in the neighborhood. Concrete block and stucco homes should also include window and door trim.
- Use double-hung, awning, or casement windows where appropriate.
- Newly installed windows should be similar in shape to windows in the surrounding historic district.
- Grouping pattern of windows should mimic those of adjacent historic homes. Bungalow windows were often installed in pairs or groupings of three especially on the front façade.
- If insulated glass is used, muntins should be included on the exterior with a significant depth to provide a suitable reveal.

**ANALYSIS:**

Typically, window replacement requires only staff-level review and approval, as long as the replacement window complies with the Design Guidelines. Since the request is not consistent with the Design Guidelines regarding exterior muntin requirements, this request was referred to the Design Review Committee for review.

Original windows are character-defining features of a historic building, and installation of replacement windows can adversely affect the architectural integrity of a building. However, due to the non-contributing status of this house as determined by staff due to several insensitive alterations, staff finds that the request does not adversely affect the character of the Dixieland Historic District. Additionally, while the request does not comply with the Design Guidelines, the request is also not of the Applicant’s making, which has been a consideration of the Design Review Committee in past decisions regarding incompatible replacement windows. Furthermore, this request is in keeping with the practice of the Design Review Committee and staff to lend flexibility in interpreting the Design Guidelines for non-contributing properties.

**STAFF RECOMMENDATION:**

Approval of the request as submitted.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
Mr. Fabsik requests approval to replace all exterior siding on the subject house, as well as to re-open the front porch, install new window openings and enclose some existing window openings.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of two platted lots (The George Subdivision Block &, Lots 15 and 16), which measure 100 feet wide and 119.5 feet deep and consists of 0.27 acres. On the property is a one-story, single-family house built circa 1922 in the Craftsman Bungalow style, which is a contributing building in the Dixieland Historic District. Architectural features expressing the Bungalow style include a double front gabled roof and full-width front porch supported by round columns on brick plinths. Two shorter brick plinths without columns also exist at the center of the porch. The home also features novelty pine siding, corner boards, knee brackets and vents in the gables, and exposed rafter tails.

The Applicant proposes to re-open the front porch by removing the aluminum windows and door installed in this area. The existing knee wall, columns and plinths will remain intact. Due to termite damage, the Applicant also proposes to cover all existing double-ogee novelty siding with a 6” exposure with Hardie board siding in a 6” exposure. A small addition on the north elevation of the home that currently has screened-in clerestory is proposed to be framed in and a fixed window installed on the north elevation of this addition in similar size to the screened area. Finally, the window and door openings in the utility room addition on the rear elevation of the house are proposed to be enclosed with framing and siding matching the house, in order to create a master bedroom bathroom/closet area. One fixed glass window will be installed in the west-façade side of this addition.

APPLICABLE GUIDELINES:

The Secretary of Interior’s Standards for Rehabilitation (“Standards”) and the City of Lakeland’s Design Guidelines for Historic Properties (“Design Guidelines”) are the basis for review per the City of Lakeland Land Development Code (“LDC”), Article 11: Historic Preservation Standards.

The following Standards apply to this request:

Standard #2. The historic character of a property will be retained and preserved. The removal of distinctive
materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard #5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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:

- Architectural details should be compatible with the architectural style of the building’s original design.
- Protect existing architectural details, and retain distinctive features including roofs and porches that give the building its distinguishing character.
- Retain the basic plan of the building.
- Repair or replace deteriorated material with new material that duplicates the old as nearly as possible. If the original detail cannot be maintained or replaced in its original form, it should be modified without disturbing the character of the structure.

Sub-Chapter 6.2 Porches
- Porch columns, railings and trim details should match the original architectural style of the house.
- Deteriorated features of the porch should be duplicated in shape and character as close to the original as possible.
- Enclosing porches may be permissible if approved by the Historic Preservation Board. The original appearance of the porch should be retained.
- Glass enclosures or weathered-in porch modifications should allow the original porch elements to be clearly visible.

Sub-Chapter 6.5 Siding and Exterior Wall Cladding (Wood Siding)
- Exterior siding should be similar in style to the original.
- If siding is replaced, all trim board dimensions and joinery details should be maintained and kept visible.
- Use the same species of wood where possible.
- Fiber-cement board siding similar in scale, proportion, texture and finish to wood as an alternative replacement exterior cladding.

ANALYSIS:

In evaluating the request with the Standards and Design Guidelines cited, staff made the following findings:

1. Given that all the existing historic pine novelty siding features a double ogee profile, which cannot be recreated currently with fiber-cement/Hardie material, staff finds this change inconsistent with the Standards and Design Guidelines as the 6” exposure Hardie board will not recreate the appearance of the original siding.
2. The requested alterations to the north and west elevation building additions with regard to screen and window/door removal and window replacement meets the intent of the Standards and Design Guidelines.

3. The requested re-opening of the enclosed front porch is consistent with the Standards and Design Guidelines.

**STAFF RECOMMENDATION:**

Approval of the request with the following conditions, to be reviewed and approved at staff level prior to permitting:

1. Retain and repair with in-kind materials or replace the 6-inch wide, double ogee siding pattern (siding pattern no. 117) with siding to match this profile and dimension.

Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
January 28, 2021

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<tr>
<td>Zoning; Future Land Use; Context District; SPI</td>
<td>MF-22; Residential High</td>
</tr>
<tr>
<td></td>
<td>Urban Neighborhood; Garden District SPI (Sub-District 3)</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Multi-Family Residential</td>
</tr>
<tr>
<td>Adjacent Properties</td>
<td>Single-Family Residential, Multi-Family Residential, Civic, Office</td>
</tr>
<tr>
<td>Previous Approvals</td>
<td>N/A</td>
</tr>
</tbody>
</table>

REQUEST

On behalf the property owner, the Applicant requests approval for the demolition of the buildings on the subject property due to the financial infeasibility of the repair of these structures, as well as approval for the new construction of five three-story multi-family buildings and associated parking area.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of five lots of record and a portion of a sixth lot (Morton’s Addition, Block W, east half of Lot 3; Rob Tyler’s Subdivision of Morton’s Addition [Lots 1 & 2 of Block W], Lots 1 through 4 and west 47.5 feet of Lot 5) with a total size of 0.93 acres.

Two structures exist on the subject property:

- 721 E. Orange Street. Historically addressed as 711 E. Orange Street, this property contains a one-story, single-family house built circa 1920 in the Bungalow architectural style, which is a contributing building in the East Lake Morton Historic District. The Bungalow styling of this house is expressed by a gable-front roof, a symmetrical façade, triangular knee braces in the gable ends, and an integrated front porch with three, segmental arched bays supported by square columns. Both a triangular gable vent and a three-bay gable vent exist. The house also has wood drop siding, corner boards, two chimneys and double-hung sash windows with a one-over-one lite configuration. House also features two separate front doors, which reflect its conversion from a one-family house to duplex over its history. City records show this house had up to four dwelling units in its most recent use, but has been unoccupied in some time.

- 725 E. Orange Street. Historically addressed as 713 E. Orange Street, this property contains a two-story, single-family house built circa 1925 in the Frame Vernacular architectural style, which is contributing to the East Lake Morton Historic District. Notable architectural features include a hip roof, an enclosed...
porch on the second story with a gable roofline (likely added sometime after house was built), exposed rafter tails and a wrap-around front porch on the ground floor that has been partially enclosed. The front porch is supported by tapered columns on brick plinths. Fenestration consists of double-hung sash windows in one-over-one, three-over-one, and two-over-two lite configurations and jalousie windows. Alterations include the porch enclosures and asbestos siding. City records show this house had up to eight dwelling units and has been used as a multi-family structure for some time.

The current property owner purchased the subject property in October 2020. Both structures on the property have been poorly maintained over the past thirty years with only minimal maintenance performed over this time. According to a structural assessment performed by the Applicant, both buildings are in severe disrepair and are uninhabitable. A repair proposal from Sharrett Construction for the building at 721 E. Orange Street was estimated at $391,200, while a repair proposal for the building at 725 E. Orange Street was not provided at the time this staff report was published. Demolition costs for both structures is estimated at $26,000.

According to the Polk County Property Assessor, the subject properties have a just market value assessed at $172,731 ($49,140 land value, $123,591 building value). The Applicant has determined that the deteriorated structural condition and estimated cost to restore the buildings are evidence of the infeasibility to reasonably repair these buildings, and therefore requests approval for their demolition.

If the request for demolition is approved, the Applicant proposes to build five three-story multi-family buildings on the subject property, which will have a total of 32 dwelling units (16 1-bedroom units and 16 2-bedroom units). The new buildings will reflect a neo-traditional appearance with hipped roofs, front porches with tapered columns and decorative arched beams, second-story balconies with arched bays, windows with a six-lite Colonial-style upper sash, doors in both a quarter-lite and half-lite style, and exterior cladding in alternating lap and board-and-batten siding styles. Generally, the buildings will line E. Orange Street, S. Lake Avenue, and the western property line with building setbacks close to property lines.

Materials for the new buildings include:

<table>
<thead>
<tr>
<th>Scope</th>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation</td>
<td>Concrete slab on grade; frame construction.</td>
</tr>
<tr>
<td>Exterior Cladding</td>
<td>HardiePanel lap siding and HardieBoard vertical panel</td>
</tr>
<tr>
<td>Trim/Casing</td>
<td>HardieBoard trim and casing</td>
</tr>
<tr>
<td>Windows</td>
<td>Vinyl; exterior-applied Colonial muntins on top sash only</td>
</tr>
<tr>
<td>Doors</td>
<td>Masonite doors with fixed glass</td>
</tr>
<tr>
<td>Roof</td>
<td>Architectural shingles; 7/12 pitch roof</td>
</tr>
<tr>
<td>Porches/Balconies</td>
<td>Materials not specified</td>
</tr>
<tr>
<td>Fascia/Soffit</td>
<td>Not specified</td>
</tr>
<tr>
<td>Exterior Paint Colors</td>
<td>Lap siding: DE6287 Italian Basil (dark green); Vertical paneling: DE6249 Trinity Islands (light green); Trim/doors/railings/columns: DEW340 Whisper (white)</td>
</tr>
</tbody>
</table>

The proposed site plan indicates a parking lot on the interior of the lot containing 38 parking spaces and two bays for dumpsters/dumpster enclosures. Nine parallel parking spaces on E. Orange Street are also proposed. The following building setbacks are proposed:

- E. Orange Street (north) setback: Between 11.36 feet and 23.62 feet
- S. Lake Avenue (east) setback: Between 7.37 feet and 10.94 feet
- Interior side (west) setback: Between 7.53 feet and 13.40 feet
- Rear (south) setback: 38.14 feet
- Parking lot is an average of 6.4 feet from the adjacent property to the south; dumpster enclosure is 5.5 feet away from the adjacent property line.
APPLICABLE GUIDELINES:

The Secretary of Interior’s Standards for Rehabilitation and the City of Lakeland’s Design Guidelines for Historic Properties 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.e. Redevelopment Areas within Historic Districts

1. The DRC shall operate to further the implementation of redevelopment plans where such plans have been formally adopted within established local or national historic districts. These redevelopment areas are listed and described below:

   (a) Garden District. Adopted by Ordinance 4549, June 21, 2004 this area encompasses the East Lake Morton Historic District and includes peripheral areas not part of the original historic district. This includes property located south of East Main St., north of East Walnut St., east of South Iowa Ave., and west of Bartow Road. The redevelopment plan is intended to make the area more attractive for redevelopment, create high value residential development while preserving significant historic structures and create an overall character that contributes to the maintenance of this central city historic neighborhood.

2. The DRC shall in its capacity work to amend or otherwise elaborate redevelopment activities including proposals for public improvements such as parks, alleys, streetscape, traffic calming, and other civic amenities and facilities.

3. The DRC shall act in its normal capacity to provide design review for all activity taking place in said redevelopment areas through the issuance of certificates of review and shall also consider and provide guidance on redevelopment proposal that involve larger areas and multiple sites as well as public improvements that impact public rights-of-way, blocks and the entire district.

4. Certificates of Review

   (c) Demolition within redevelopment areas is generally discouraged and shall be reviewed with regards to:

   i. 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.

   ii. The contribution of the building, structure or site to the history or origins of the historic district.

   iii. The future proposed utilization of the site in relation to specific or proposed plans. When specific plans are not available for the site, the proposed plans may include formally established redevelopment plans or those plans submitted by the applicant that comply and are compatible with the district and meet the intent of the adopted redevelopment plan. The demolition review process will take into consideration a ranking of properties in
redevelopment areas based on architectural significance and integrity as identified by the HPB.

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.

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: Historical Development Patterns and New Construction
Sub-Chapter 4.6: New Residential Construction and Infill Development

- Ensure that Historic Buildings Remain the Central Focus: Carefully consider the historic context of the block and surrounding environment or historic district when designing a new structure. New construction should be distinguishable from historic structures without detracting from them.
- False Historicism/Conjectural History is Discouraged: Attempting to create an exact replica of historic styles for new construction blurs the distinction between old and new buildings and makes the architectural evolution of the historic district more difficult to interpret. While new construction within historic districts does not need to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- Contemporary Interpretations of Traditional Designs and Details May be Considered: When applied to a compatible building form, contemporary materials and architectural details can increase energy efficiency and provide visual interest while helping to convey the fact that the building is new.
- Materials should respect adjacent historic buildings.
- Details and Ornamentation: a new building should consider the amount, location and elaborateness of details and ornamentation on existing neighboring buildings in its design.
- Setback Guidelines: Single and multi-family structures should adhere to established setback distances on adjacent lots. Alignment of porches, projecting bays, entryways and other façade elements of infill development with adjacent historic structures.
- Orientation Guidelines: Orient front facades and entrances to the street. Building entrances, porches, and landings should have orientations that are consistent with other historic structures along the street.
- Massing and Scale Guidelines:
  - Infill structures should have massing and scale conditions that are compatible with adjacent structures on the same block face.
  - Structures should utilize design strategies to reduce the apparent scale of the primary façade to blend in with adjacent structures.
  - Corner infill structures should acknowledge prominent locations with appropriate transitional or other massing gestures.
  - Infill structures should be elevated a minimum of 21 inches above grade to promote visual interest, privacy and consistent building height zones along the street.
  - The height-to-width ratio of an infill structure’s street-facing facade should be compatible with and maintain massing proportions established by adjacent historic structures.
The height of walls, cornices, roofs, and chimneys on new infill structures should be compatible with existing building heights.

Infill structures should be no more than one story higher or lower than adjacent buildings.

All principal new buildings must have front porches or terraces that extend toward the street.

- Façade Proportion Guidelines: Infill structures that exhibit a minimum level of “diagrammatic compatibility” with historic buildings along the street. Façade compositions on infill structures that use design strategies to relate to historic façade patterns.

- Porch Column and Wall Opening Guidelines: Porch column and fenestration patterns that are coordinated to reflect a discernible order or regular window-bay definition. Porch column faces that are flush with the face of the beam or horizontal structural member above them. Porch columns that are appropriately scaled relative to the size of the beam above them.

- Window Guidelines
  - Windows should have vertical or square proportions.
  - Window design should be based on traditional types with the historic pane configurations.
  - Structures should incorporate window designs as a coordinated ensemble.
  - Windows should be constructed of wood, wood cladding or a synthetic material that resembles a traditional wood window.
  - When a simulated divided-lite appearance is used, the muntins (grid/grille) should be mounted to the exterior glass.

Sub-Chapter 4.7: Multi-Family Infill: Apartment Buildings

- Infill apartment buildings should be located on corners or at the end of a block in areas with mostly single-family houses.
- Apartment buildings with form and massing proportions should be compatible with adjacent historic structures.
- Apartment buildings should incorporate design strategies to diminish their perceived scale and massing along a historic street.
- Parking and vehicular movements for apartment buildings should be situated entirely on-site and screened from adjacent historic structures.

ANALYSIS:

Regarding the considerations for demolition, the subject buildings are considered to be contributing buildings in the East Lake Morton Historic District as they represent the Bungalow and Frame Vernacular architectural styles, were built during the District’s period of significance, and for their association with the World War I and Florida Land Boom historic contexts in Lakeland. The architectural details of both buildings are relatively common and simple in design. Aside from their connection to statewide historical contexts, the houses have no known associations with persons or events of importance in Lakeland’s history. While both houses retain architectural integrity, this quality has been diminished somewhat for the house at 725 E. Orange Street due to the front porch enclosures and asbestos siding. Staff finds that neither building would be eligible for an individual listing on the National Register of Historic Places based on its architectural or historical merits, but continue to contribute to the architectural history of the East Lake Morton Historic District.

While the Historic Preservation Standards (LDC, Article 11) are silent on financial and economic reasons for rehabilitating or demolishing a historic building, the Design Review Committee (DRC) has considered these as supplementary facts for informing their decisions with regard to demolition in the past. Additionally, the intent of the Historic Preservation Standards states that the demolition of “sound historic structures” will be
discouraged. The Applicant’s assessment suggests that both buildings are not sound structures and have been compromised by deferred maintenance and structural deficiencies that would preclude a reasonable effort and expense to repair. In addition, the intent of the Garden District SPI, in which these buildings are located and is a designated redevelopment area, is to provide an incentive for quality infill development and redevelopment, reduce regulatory impediments, and preserve historic fabric and ensure architectural compatibility of new construction. Given these facts and the proposal for residential infill redevelopment, staff finds the request for demolition meets the intent of the Historic Preservation Standards, Design Guidelines, and Garden District SPI ordinance. However, staff recommends that the Owner and/or Applicant offer both buildings for architectural salvage for a minimum of 30 days, or perform deconstruction itself in order to salvage any intact architectural elements that are able to be reused.

Staff finds that the proposed multi-family apartment proposal meets the intent of the Standards and Design Guidelines in terms of scale, massing, materials, building height, orientation, and setbacks, and overall neo-traditional design. As shown on the site plan, the buildings feature recesses and projections that avoid a monolithic horizontal plane and is compatible with adjacent development. However, as this project has not received comments or approval by the City’s Development Review Team (DRT), Conceptual Approval of the proposed building design and site plan is recommended, with Final Review and Approval by the DRC to occur once approval has been granted by the DRT, as DRT comments may affect site and architectural design.

**STAFF RECOMMENDATION:**

Approval of the requested demolition after thirty (30) days, during which time the buildings will be reasonably offered for architectural salvage or deconstruction to retrieve building materials and elements that may be reused.

Conceptual Approval for the proposed new multi-family apartment buildings with the following conditions:

1. Sidewalk connections should be added from porches to the public sidewalks along both E. Orange Street and S. Lake Avenue;
2. All foundations of street-facing buildings must be raised to a finish floor height of 21 inches above grade; porches may have a slightly lower finish floor height;
3. Ensure that window casing has a drip cap, visible sill, and apron, and that windows have a recessed appearance to provide a shadowline within the wall plane;
4. Verification of lap siding exposure is needed;
5. Dumpster placement is not ideal due to potential adverse effect to the adjacent single-family residence to the south; Applicant should consider alternative solutions/location for trash disposal;
6. Clarification is needed on areas indicated as “storm water” on the site plan, including whether or not these areas will hold standing water in normal conditions and their depth. A front yard appearance is desired along E. Orange Street.

Final Approval for this request will require another review cycle before the Design Review Committee.

Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
ORANGE STREET APARTMENTS
PROPOSED DEMOLITION OF EXISTING BUILDINGS
01.13.2021

PREPARED BY
THE LUNZ GROUP
Architecture | Interior Design
January 7, 2021
Revised January 13, 2021

Emily Foster, Senior Planner
City of Lakeland, Historic Preservation
228 South Massachusetts Avenue
Lakeland, Florida 33801

Re: Application for Certificate of Review – Major Review: Demolition Statement

Dear Emily,

The Lunz Group is submitting a Major Review Application for a new project on parcels 24281820950000041, 24281820950000010, 24281820950000052, and 242818205000031 which will require the demolition of two (2) existing buildings on the parcels.

Both of these existing buildings were constructed in 1925. The only permitted major renovations that have been performed, that could be discovered since 1990, are a roofing permit in 2013 for the apartment building (725 E Orange St.) and an interior exploratory floor demo for the fourplex in 2014 (721 E Orange St.). The buildings are in severe disrepair and uninhabitable. The fourplex has rear back supports deteriorating as well as missing floors and cracked or destroyed ceiling tiles. The apartment building is also beyond financial feasibility repair. Please see attached bid proposal for the renovations to the fourplex. It is estimated that the repairs to the apartment building may be double the amount.

We are proposing the new construction of a 3-story multifamily structure consisting of 1- and 2-bedroom units with an outdoor uncovered parking lot and city required landscaping. The building units will be townhomes above flats with exterior covered porches on all units.

It is believed that the building materials are unsalvageable in their current state. However, we will be using many of the existing design aspects within the new construction design. Those structural materials unable to be used will be disposed of according to the City of Lakeland’s recycling and disposal guidelines for construction materials.

Respectfully,

Steven J. Boyington, AIA, LEED AP
Here’s your customized proposal!
Next steps are:
1. Review the attached Terms and Conditions.
2. Approve and sign the proposal.
3. Let’s get to work!

Attached Files:

Price Breakdown

<table>
<thead>
<tr>
<th>Title</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permit</td>
<td>Building permits for remodel of interior and exterior of 4 living units.</td>
</tr>
<tr>
<td>Foundation</td>
<td>Install dry-stack floor joist piers as needed.</td>
</tr>
<tr>
<td>Demo and Framing</td>
<td>All interior walls shall be wood studs with single bottom and single top plate 2&quot;x4&quot; studs placed 16&quot;o.c.</td>
</tr>
<tr>
<td>Roof</td>
<td>Install asphalt secondary water barrier.</td>
</tr>
<tr>
<td>Exterior Doors</td>
<td>Replace all exterior doors. Steel or fiberglass prehung units.</td>
</tr>
<tr>
<td>Windows</td>
<td>Replace all exterior windows. Vinyl frames with insulated glass.</td>
</tr>
<tr>
<td>Interior Trim</td>
<td>Finish Woodwork - Wood to be finger-jointed, paint finished.</td>
</tr>
</tbody>
</table>
Provide and install interior wood trim as follows:

- Base Molding - Colonial 3.25"
- Door and window trim - Colonial 2.5"
- Hollow core doors - 6 panel

Provide and install all PVC hot and cold piping, soil, vents, drains, sewage removal and water supply system to connect to existing city system.

Wiring to connect into metal electrical panel. Wiring from the outside meter box shall be in conduit. Provide and install necessary circuits as stated in local codes. Branch circuits shall be wired with No. 12 gauge wire.

Install outside heat pump condenser units with inside air handlers and flexible ducting with digital thermostats.
Size determined by HVAC contractor.
Install 1 exhaust fan in each restroom.

Effective R-value of the wall and ceiling insulation shall be in accordance with local and state energy codes. Blown in attic, batting in walls.

Install 1/2” gypsum wallboard on ceilings and walls.
Tape, mud and finish.
Texture to be knock-down or orange-peal.

2 interior wall colors, eggshell or flat.
1 interior trim color, eggshell or semigloss.
1 interior ceiling color, eggshell of flat.
1 exterior wall color, satin or flat,
1 exterior trim color, sating or semigloss,
2 exterior door colors satin or semigloss.

Walls in showers and baths to be tiled up to 8’ high not including ceiling, additional trim pieces (listellos, chair rail etc.) to be an additional cost.
All showers to have tile walls, tile floors and tile curbing.
All tub/shower wall tile to be backed with cement board.
Kitchen backsplash tile to be backed with green board.
Tile flooring in restroom.
LVP flooring through common areas.

TBD cabinets for kitchen and bathrooms (per shop drawings).
Group one granite countertops.

Wood Construction - Yes
Hardwood Doors - Yes
Exterior Finish - Paint
Interior Finish - Clear
Hardware - Included
Shelving - Adjustable

Countertops -
TBD
Standard Edge
Drop in or under mounted Sinks
Faucet Holes

<table>
<thead>
<tr>
<th>Mirrors, Shelves, Hardware</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Install mirrors above vanities.</td>
<td>Install wire shelving with clothes bar in laundry room,</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Install towel bars, paper holders in each restroom.</td>
<td>Install metal, wire shelving in each closet with clothes bars in bedroom closets.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Install privacy door hardware on each bedroom and bathroom door.</td>
<td>Install deadbolt and handset hardware on each exterior door.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Exterior Siding and Trim</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Repair and replace siding as needed.</td>
<td>Hardie, pressure treated or cedar trim as needed.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Allowances</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard plumbing fixtures.</td>
<td>Standard Electrical light fixtures.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Thrematr or similar exterior doors</td>
<td>MI or similar windows.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hollow core interior doors.</td>
<td>$3.00 SF field flooring.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$2.50 SF shower wall tile.</td>
<td>$5.00 SF shower floor tile.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$5.00 SF kitchen backsplash tile.</td>
<td>Standard interior door knobs.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Standard exterior door knobs and locks.</td>
<td>Standard bathroom hardware and mirrors.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wire closet shelving, standard layout</td>
<td>$4,500 per unit for cabinets and countertops.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Price: $391,200.00**

We propose to complete the work as described above, subject to the Terms and Conditions on the following attached pages:
See Attached Contract Documents.
Any work requested by the Owner and not described above shall be considered Extra Work, and may be subject to additional charges and/or reflected on a Change Order.
Work is to be performed at the property described above.
The work to be performed by the Contractor pursuant to this Contract shall be substantially completed within approximately 10-12 months, scheduled upon receiving building permits, provided there are no Delays.
Owner agrees to pay the Contractor the total contract price as described above in prescribed payments including the 20% deposit and milestone construction draws 1, 2, 3 and 4.

Signature

Print Name: _____________________________________________

Date: _____________________________________________
EXISTING INTERIOR PHOTOS
EXISTING SITE
EXISTING SITE.
EXISTING SITE.
EXISTING SITE.
EXISTING SITE.
EXISTING SITE.
EXISTING SITE.
EXISTING SITE.
EXISTING SITE.
WINDOWS & PAINT COLOR
— Varying window sizes.
— Exterior elevations depict size and style.
— Colonial muntins will be applied to window exteriors.

PGT Single Hung
Vinyl Window - SH5400

PGT Vinyl
Fixed Window - PW5420
PAINT COLORS

LAP SIDING

DUNN EDWARDS
ITALIAN BASIL
DE6287

TRIM, DOORS, AND SIDING

DUNN EDWARDS
WHISPER
DEW340

VERTICAL PANELING

DUNN EDWARDS
TRINITY ISLANDS
DE6249
SITE PLAN
FIRST FLOOR PLAN

FLOOR PLANS.
THIRD FLOOR PLAN

FLOOR PLANS.

ORANGE ST. HPB SUBMITTAL | THE LUNZ GROUP | 01.13.2021

LIC. #A0301960
EXTERIOR ELEVATIONS
EXTERIOR ELEVATIONS

FIRST FLOOR
- 0" HARDI ELEVATION BOARD
- 6" HARDI TRIM BOARD
- 3/32" = 1'-0"

SECOND FLOOR
- 11'-4" HIGH TO ROOF TYP.
- HORIZONTAL LAP SIDING
- 10" HARDI TRIM BOARD
- SINGLE HUNG VINYL WINDOW

THIRD FLOOR
- 22'-2" HIGH TO ROOF TYP.
- TAPERED SQUARE COLUMN WITH CAP
- HARDIEBOARD LAP SIDING
- 8" HARDI TRIM BOARD

BOTTOM OF TRUSS
- 31'-6" HIGH TO ROOF TYP.
- 6"x6" COLUMN WITH CAP

SIDES TYP ALL WINDOWS
- HARDIEPANEL VERTICAL SIDING
- HARDIETRIM BOARD

6"x6" COLUMN
- Asphalt Shingle Roof, TYP.
- Single Hung Vinyl Window

SOUTH ORANGE ST. HPB SUBMITTAL | THE LUNZ GROUP | 01.13.2021
LIC. A-MC001580
EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS.
EXTERIOR ELEVATIONS

ASPHALT SHINGLE ROOF, TYP.

HARDIETRIM BOARD

HARDIEPANEL, VERTICAL SIDING

HARDIEBOARD LAP SIDING

2" HARDIETRIM BOARD

3/32" = 1'-0"

3" HARDIETRIM BOARD

6" HARDIETRIM BOARD

WEST INTERIOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

BOTTOM OF 22' TRUSS

31' 6"

22' 2"

ORANGE ST. HPB SUBMITTAL | THE LUNZ GROUP | 01.13.2021

LIC. A090980
RENDERINGS.
RENDERINGS.