



AGENDA
HISTORIC PRESERVATION BOARD
City Commission Chambers
July 22, 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 June 24, 2021 Historic Preservation Board meeting minutes.
- III. Old Business: NONE
- IV. New Business:
 - A. Land Development Code Amendments Coming Soon
- V. Adjourn for Design Review Committee.

MINUTES

HISTORIC PRESERVATION BOARD

City Commission Chambers

Thursday, June 24, 2021

8:30 a.m.

(Please note: These meeting minutes comply with FS 286.011 and are not intended to be a verbatim transcript.)

The City of Lakeland Historic Preservation Board met in Regular Session; Lynn Dennis, Landis Fleming, Dan Fowler, Christopher McMachen, Jeremy Moses, Cesar Perez, MeLynda Rinker, Michelle Sylvester and John White were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant, and Jerrod Simpson, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

Chair Dan Fowler called the June 24, 2021 meeting of the Historic Preservation Board ("Board") to order at 8:30a.m. A quorum was reached, as nine Board members were present.

II. Review and Approval of Previous Meeting Minutes

Mr. John White motioned to approve the May 27, 2021 meeting minutes as presented. Ms. Lynn Dennis seconded the motion. The motion passed 9—0.

III. Old Business:

- A. Munn Park Update.** Mr. Dan Fowler stated the Board should go over options for Munn Park. Ms. Emily Foster stated staff previously met about the Munn Park options. It is encouraged and supported that the Board come up with ideas and suggestions, however what goes into Munn Park will also need to be open to the public for comment. The City's Parks and Recreation department suggested temporary structures for different events and activities. A larger discussion needed to be open to the public as well on how Munn Park can be more enjoyable. Ms. Foster also stated staff is concerned with ongoing maintenance costs and unintended consequences due to liability issues. Funds will be needed to update the irrigation system. Legal staff also had concerns due to a pending lawsuit for the previous monument's removal. Because of the lawsuit there should not be any action taken at this time. Ms. Julie Townsend with Lakeland Downtown Development Authority stated the public previously met a couple of years ago to discuss options for Munn Park. Munn Park is designed to have a center piece. It is recommended there be no duplication of existing assets as Munn Park experiences should be unique and different. Mr. Christopher McMachen went over his presentation that shows ideas and examples of what can be used for Munn Park. In response to Mr. Landis Fleming, Ms. Foster stated that if it is a form of architecture or structure installed, the Design Review Committee would need to approve that. If it is a sculpture or piece of art, the committee would not need to approve. If it is both, they would need approval. Mr. Jerrod Simpson stated to clarify that the Board does not have the authority to direct the City to bring forward a proposal but does have the authority to approve or reject any proposal from the City. Discussion ensued. Mr. Simpson suggested there be a motion to create a Munn Park Committee. Any sub committee will still be subject to Sunshine Law and any meeting held by the committee will need to be open to the public. Mr. John White makes a motion to appoint a Munn Park committee. Mr. Jeremy Moses seconded the motion. The volunteers for the committee were Mr. Cesar Perez, Mr. Jeremy Moses, Ms. MeLynda Rinker, Mr. Dan Fowler and Mr. Christopher McMachen. The chair of the committee will be Mr. Christopher McMachen. In response to Mr. Simpson, Mr. White recommended the Board receive monthly updates from the committee. The motion passed 9—0.

IV. New Business: NONE

V. Adjournment

The meeting adjourned at 9:00 a.m. for the Design Review Committee. (M. Rinker/L. Dennis, 9—0)

Chair, Historic Preservation Board

Senior Planner, Historic Preservation

AGENDA
DESIGN REVIEW COMMITTEE
City Commission Chambers
July 22, 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 June 24, 2021 Design Review Committee meeting minutes.
- III. Review Certificates of Review administratively approved since the previous meeting.
- IV. Consideration of Certificate of Review Applications:
 - A. Oath Administration for Public Testimony by Assistant City Attorney Jerrod Simpson.
 - B. [HPB21-142 – 801 Hollingsworth Road](#) – Final Approval requested for a minor exterior alteration on the house at this address. Owner/Applicant: Troy and Tara Johnson.
 - C. [HPB21-143 – 120 E. Main Street](#) – Conceptual Approval requested for a major rehabilitation to the building at this address. Owner: Paul West, National Real Estate. Applicant: Kayla Christensen, Marlon Lynn Architect PA.
 - D. [HPB21-144 – 810 Park Hill Avenue](#) – Final Approval requested for the minor exterior alterations to the house at this address. Owner: MT Toll Investments LLC. Applicant: Michael Mutz.
 - E. [HPB21-150 – 823 Hollingsworth Road](#) – Final Approval requested for replacement siding on the house at this address. Owner/Applicant: Anthony Newman.
- V. Other Business: NONE
- VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE City Commission Chambers

Thursday, June 24, 2021

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

The City of Lakeland Historic Preservation Board's Design Review Committee, met in Regular Session; Lynn Dennis (Chair), Dan Fowler (Vice Chair) Landis Fleming, Christopher McMachen, Jeremy Moses, MeLynda Rinker, and John White were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation, Christelle Burrola, Planning Assistant, and Jerrod Simpson, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

The meeting was called to order by Chair Lynn Dennis at 9:01 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 May 27, 2021 meeting minutes. Mr. Landis Fleming seconded the motion. The motion passed 7—0.

III. Review of Certificates of Review administratively approved.

A list of eleven (11) administratively approved Certificate of Review projects covering the period 5/19/21-6/15/21 was included with the agenda packet. The Committee reviewed this list and there were no questions or comments about these projects.

IV. Consideration of Certificate of Review Applications:

A. Oath Administration for Public Testimony by Assistant City Attorney Jerrod Simpson.

B. HPB21-120 – 415 W. Highland Street – Final Approval requested for alterations to windows and siding on the house at this address. Owner/Applicant: Steven M. Rolwes.

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 the subject property is an interior lot of record that is 0.18 acres in size. This lot contains a two-story house built circa 1923, which is a non-contributing building in the Dixieland Historic District. This building reflects the Frame Vernacular architectural style, which is expressed by a side gabled roof pierced by a brick chimney, a full-width, second story enclosed porch, exposed rafter tails, and a variety of siding materials, including wood drop-lap siding, shake shingles, horizontal board-and-batten wood siding, and painted brick. Most original wooden double-hung sash windows were replaced with aluminum windows prior to the Applicant's ownership. Given the design of this structure and its placement at the rear of the lot, it is staff's opinion that this structure was built originally as a detached garage with a second-floor apartment, and a principal structure was never constructed. Instances of these

accessory garage apartment structures can still be found in the City's historic districts and are legally nonconforming as they were built prior to the adoption of a City zoning ordinance. The ground floor of the building was converted to a dwelling at some point in the last 40-50 years. While the original use of this structure was likely a single-family residence, the building was converted to a duplex as early as 1975, according to City of Lakeland records, and has two electric meters.

The Applicant was issued a Stop-Work Order by Code Enforcement staff on April 7, 2021 for doing construction work inside the building without a building permit. As a result of this action, city staff discovered that the following alterations had been made to the exterior of the building, which require Historic Preservation Board/Design Review Committee review and approval. These alterations include three window openings on the front façade had been enclosed or resized and several aluminum and wood windows were replaced with vinyl single-hung sash windows with a 1-over-1 lite configuration. Ms. Foster showed screenshots from the Applicant's company Facebook page, showing the front portion of the second story of the subject building, with all window openings intact. This area with a pitched roof was likely an open porch that was enclosed by an earlier property owner.

Additional alterations include two ground floor windows on the front façade that were replaced with single-hung sash aluminum windows with grids sandwiched in between glass, and the ground floor front door appears to have been replaced with a solid door. Finally, T1-11 siding has been added to the second story façade. Because of the Stop-Work Order and exterior work requiring a Certificate of Review from the Design Review Committee, as well as other mitigating factors by the Building Inspection Division, the Building Permit for this work is currently on hold.

Ms. Foster stated that the request was evaluated using Secretary's Standards #9, #10, and Chapter 6 of the Residential Historic District Design Guidelines. Staff finds that original windows and siding are character-defining features of a historic building, and the installation of replacement features that do not match the appearance of an original feature adversely affects the architectural integrity of a building. In evaluating the request, staff considered the non-contributing status of this building within the Dixieland Historic District, as well as its deep setback on the subject property that lessens its visual connection with adjacent properties. Staff finds that the single-hung sash vinyl replacement windows generally meet the Design Guidelines in terms of size, design, and recessed installation. Additionally, while the enclosure of window openings on primary facades is not typically a compatible treatment, staff finds the resizing of the window opening on the ground floor, which was likely a garage door opening at one time, to be appropriate, as well as the infill of shake siding around this opening, which reflects the original shake siding on other parts of this building.

Staff finds the remaining parts of the request to be inconsistent with the Design Guidelines, including:

- The total enclosure of two second-floor window openings is not a compatible treatment for the primary façade of buildings in the City's historic districts; this alteration should be reversed, and the window openings restored. Vinyl single-hung sash windows with a one-over-one lite configuration, matching the other vinyl replacement windows may be used.
- Windows with simulated divided lite muntins/grids sandwiched in between the glass are not consistent with the Design Guidelines. The windows on either side of the ground floor front door should be replaced with windows without a simulated divided lite appearance, matching the existing window opening size.

- The use of T1-11 plywood siding installed on the second floor is not a recommended siding material as it is not a historical siding type seen in the Dixieland Historic District. This alteration should be reversed, and the underlying asbestos siding retained. Wood or fiber-cement lap or shake siding may also be used as a replacement siding material.

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

1. Restore the two window openings on the second-floor front façade that were enclosed to their original dimensions and location. Vinyl single-hung sash windows with a one-over-one lite configuration, matching the other vinyl replacement windows may be used.
2. Replace the windows on either side of the front door on the ground floor front facade with windows without a simulated divided lite appearance, matching the existing window opening size.
3. Replace the T1-11 plywood siding on the second floor with wood or fiber-cement lap or shake siding or retain the existing asbestos siding.

Chair Dennis asked if the Applicant had any additional comments or questions. Mr. Steven Rolwes was present in support of the request. There were no public comments.

Mr. Steven Rolwes stated the windows were nonfunctional and a safety concern.

Ms. MeLynda Rinker stated windows could have been fixed in a manner that preserves the historic nature of the home.

In response to Mr. Landis Fleming, Ms. Foster stated the goal is to restore the home back to the four windows that were previously there.

Mr. Rolwes stated he has been the only one that is trying to preserve the property. Ms. Rinker stated there is a process.

Ms. Rinker made a motion to approve staff's recommendation with conditions. Mr. John White seconded the motion. Discussion ensued.

In response to Mr. Rolwes, Mr. Jerrod Simpson clarified the conditions.

In response to Mr. Christopher McMachen, Ms. Foster stated Cedar Shake siding over the T1-11 windows would satisfy staff's recommendation.

Ms. Rinker amended her motion to change "replace" to "cover" in the staff recommended conditions. Mr. John White seconded the motion.

MOTION: Approval of the request with the revised conditions recommended by staff. (M. Rinker/ J. White, 7—0).

- C. **HPB21-123 – 623 Francis Boulevard** – Final Approval requested for replacement windows for the house at this address. Owner: Brandon Sawyer. Applicant: Brandon Drouillard

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 is a corner lot of record (Biltmore Park Subdivision, Block 4, Lot 17) that is 0.24 acres in size. This property contains a one-story, single-family house built circa 1950, which is a contributing building in the Biltmore-Cumberland Historic District. The Masonry Vernacular house on this lot features a hipped roof and painted and textured concrete block walls with pierced foundation vents. Windows in the home consist of steel casement windows. The jalousie windows in the front porch and two aluminum awning windows were replaced with staff approval with vinyl horizontal sliding windows and one small vinyl fixed window in March 2021.

The Applicant requests to replace the white-painted steel casement windows with white vinyl horizontal slider windows approximately matching the existing window opening and featuring exterior-mounted muntins/grid to simulate the divided lites of the original casement windows. The reason for this request is due to the steel casement windows allowing water and airflow into the house, along with their corrosion and inoperable hinges and crank mechanisms.

Ms. Foster stated that the request was evaluated using Secretary's Standards #9, #10, and Chapter 6 of the Residential Historic District Design Guidelines. 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 the type of replacement window not matching the original (casement vs. horizontal slider), 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. Steel casement windows are one of the few character-defining elements of a Florida Midcentury Modern/Masonry Vernacular house and their removal is discouraged by the Design Guidelines. With exception to this provision of the Design Guidelines, staff finds that the vinyl horizontal slider windows, with appropriate exterior-mounted muntins, have been approved for at least one Masonry Vernacular house in the Biltmore-Cumberland Historic District previously. While staff finds that the replacement windows reflect the design of the original casement window generally, a concern is present relative to compatibility: the thickness of the replacement window framing and fill between window frame and opening in the concrete wall does not exhibit the same character as the narrow framing of the casement window and should be lessened for greater compatibility. Otherwise, staff finds that the proposed replacement windows are generally appropriate and exhibit a character similar to the original steel casement windows.

Staff recommended approval of the request with the condition that the replacement window framing and/or fill/gap between the replacement window frame and window opening in the concrete wall be reduced for greater compatibility with the appearance of the original steel casement windows.

Chair Dennis asked if the Applicant had any additional comments or questions. Mr. Brandon Drouillard was present in support of the request. He stated the homeowner wants the appearance of the new windows to resemble the previous windows. The proposed windows are the closest to the previous design with what his manufacture offers. In order for the windows to handle the design pressures, the vinyl frames must be large.

In response to Ms. MeLynda Rinker, Ms. Emily Foster stated painting the vinyl framing to match the house can be a potential solution. Discussion ensued. Ms. MeLynda Rinker made a motion to approve the replacement windows as is and leave the decision about painting up to staff. Mr. Landis Fleming seconded the motion.

There were no further comments from the Applicant and there were no public comments.

MOTION: Final approval of the request as submitted and leave the decision about painting up to staff. (M. Rinker/L. Fleming, 7—0)

D. HPB21-124 – 517 E. Lime Street – Final Approval requested for demolition of accessory buildings at this address. Owner: Anchuca Holdings, LLC. Applicant: Anderson Baker

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 is an interior lot of record containing 0.22 acres. On this property are three structures, which are all non-contributing to the East Lake Morton Historic District. The principal building on this lot is a one-story Masonry Vernacular building built circa 1951. Addressed as 46 Lake Morton Drive, this building was originally used as a single-family dwelling, but is now used as an office. The second structure on the subject property is a one-story Masonry Vernacular accessory dwelling with 599 square feet of living space. Also built circa 1951 this building is attached to the principal building by a roof structure only. This structure is proposed to be removed. The second accessory building proposed to be removed is a two-story Masonry Vernacular apartment building with 3 units comprising 1,662 square feet of living space and built circa 1951.

The Applicant proposes to demolish both accessory buildings to construct a parking area to serve customer and employee parking needs of The Ruthvens office, located at 41 Lake Morton Drive, to the west of the subject property. While staff has the authority to approve the demolition of accessory buildings, the number and larger size of the subject accessory structures and the high visibility of the brick apartment structure from E. Lime Street, prompted staff to defer this request to the Design Review Committee for a final decision. The reason for this request is due to a shared parking arrangement ending with the current owners of the Florida Citrus Mutual Building and parking lot. Before its current ownership, this parking lot at the northwest corner of South Iowa Avenue and East Lime Street served The Ruthvens employees and customers. As this parking arrangement is ending, there is not enough off-street parking available to serve The Ruthvens office. The requested new parking area is proposed to be constructed using pervious material, such as gravel, and will contain ten parking spaces. A painted block retaining wall will be constructed at the rear of the parking area, and a landscape buffer will be planted along E. Lime Street to screen the parking area from this street. A reconfigured driveway apron will reduce the size of the existing driveway apron serving the apartment building.

Ms. Foster stated that the request was evaluated using the Land Development Code, Article 11 Historic Preservation Standards. The subject buildings are non-contributing buildings within the East Lake Morton Historic District and Garden District SPI area. As accessory buildings, the subject structures are subordinate to the principal building on the property, which will remain as-is and the view of this property from Lake Morton Drive will not change.

In evaluating the request with the demolition considerations as listed in the Land Development Code, staff finds the request adequately satisfies these considerations for the following reasons:

- The Design Guidelines provides more flexibility in approving demolition for accessory buildings than principal buildings.
- Both accessory buildings are common in design, materials, and craftsmanship and could be easily reproduced; therefore, staff finds little to no architectural significance in these buildings.
- Neither building has known associations with persons or events of importance in Lakeland's history.
- Built in 1951, the buildings are outside of the period of significance for the East Lake Morton Historic District (1900-1940).
- The proposed parking area will use impermanent materials and allows for the possibility of future building development on the subject property, which will require review and approval by the Design Review Committee.

Due to the size of the apartment building and the Historic Preservation Board's commitment to both architectural salvage and the relocation of buildings where feasible, staff recommends that the Applicant offer and advertise the apartment building to the public to relocate at the public's expense for a minimum of sixty (60) days. Staff recommends approval of the request as submitted with the condition that the Applicant offer and advertise the apartment building to the public to relocate at the public's expense for a minimum of sixty (60) days.

Chair Dennis asked if the Applicant had any additional comments or questions. Mr. Anderson Baker was present in support of the request. There were no further comments from the Applicant and there were no public comments.

In response to Ms. MeLynda Rinker, Ms. Foster stated if the buildings were resurveyed now, it is possible that they would have contributing status. Ms. Foster stated the property is in the Garden District SPI. The City recognizes that the character of the area is changing.

MOTION: Final approval of the request with conditions recommended by staff (L. Fleming/J. Moses, 5—1 with M. Rinker opposing the motion).

V. None

VI. Adjournment: There being no further business, the meeting was adjourned at 10:02 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation

**Certificates of Review Administratively Approved
Between 6/16/2021 and 7/15/2021**

1. 922 SOUTH BL (Contributing Building) - Installation of a new asphalt driveway apron between alley and new detached garage at the rear of the subject property.
Subject to the following conditions: (HPB21-133)

2. 733 S CLAYTON AV (Non-Contributing Building) - Replacement of 18 existing metal windows with 18 Simonton vinyl single-hung sash windows.
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 OR BLOCK FRAMED WINDOWS ARE RECOMMENDED. FIN/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.

IT IS THE RESPONSIBILITY OF THE APPLICANT TO ENSURE THAT THE REPLACEMENT 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. (HPB21-134)

3. 114 N TENNESSEE AV (Contributing Building) - Installation of a new fabricated aluminum surround for the existing ATM on site. The acrylic "TRUIST" letters and logo will be LED lighted.
Subject to the following conditions: (HPB21-135)

4. 114 N TENNESSEE AV (Contributing Building) - Replace existing hanging sign faces with new painted aluminum panels with white vinyl lettering for Truist bank.
Subject to the following conditions: (HPB21-136)

**Certificates of Review Administratively Approved
Between 6/16/2021 and 7/15/2021**

5. 743 S CLAYTON AV (Non-Contributing Building) - Demolition of detached garage/accessory structure originally belonging to 747 S. Clayton Avenue. Subject to the following conditions: (HPB21-137)
6. 818 S FRANKLIN PL (Non-Contributing Building) - Construction of an 8' X 8' addition onto the west side of an existing workshop/carport accessory structure in the back yard of the subject property. Addition will be clad in board-and-batten siding, and existing window will be reused, and the roof shingles and pitch will match the existing on the structure. Subject to the following conditions: (HPB21-138)
7. 47 LAKE HUNTER DR (Non-Contributing Building) - Installation of a 15.33' X 40' composite panel carport structure at rear of property, attached to an existing detached garage. Subject to the following conditions: (HPB21-139)
8. 1121 JOSEPHINE ST (Non-Contributing Building) - Demolition of accessory dwelling unit at rear of property due to damage/deterioration. 484 SF structure c. 1945. Subject to the following conditions: (HPB21-140)
9. 404 W MAXWELL ST (Non-Contributing Building) - Conversion of a double window opening on the rear elevation of the subject house to a sliding glass door opening. Construction of a PT wooden deck (16'10" X 10') at the new door opening on the rear elevation. Subject to the following conditions: (HPB21-141)
10. 47 LAKE HUNTER DR (Non-Contributing Building) - Installation of an aluminum canopy structure (11'8" X 28') attached to the rear elevation of the house on the subject property at pool area. Subject to the following conditions: (HPB21-145)
11. 1121 S LINCOLN AV (Non-Contributing Building) - Installation of a 10' X 12' metal gabled-roof shed in rear yard of subject property. Subject to the following conditions: Shed must be screened by a privacy fence of a material acceptable per the City's Design Guidelines for Historic Properties. (HPB21-146)
12. 513 FINNEY ST (Contributing Building) - Installation of 27 linear feet of 6 ft. tall black aluminum picket fence at visible portion of rear yard fence layout and 163 linear feet of 6 ft. tall white PVC privacy fence at sides and rear of rear yard fence layout. Subject to the following conditions: (HPB21-147)

**Certificates of Review Administratively Approved
Between 6/16/2021 and 7/15/2021**

13. 701 S WILSON AV (Non-Contributing Building) - Installation of 104 linear feet of 6 ft. tall board-on-board wood fence on the north side of the subject property.
Subject to the following conditions: (HPB21-148)
14. 1911 PAWNEE TR (Contributing Building) - Construction of an in-ground swimming pool in the rear yard of the subject property.
Subject to the following conditions: (HPB21-149)
15. 824 PARK HILL AV (Contributing Building) - Installation of a 6 ft. tall PVC fence and gate along rear property line of the subject property.
Subject to the following conditions: (HPB21-151)
16. 819 ARIANA ST (Non-Contributing Building) - Replacement of 8 vinyl/aluminum single-hung sash windows with 8 AMI 3001 vinyl single-hung sash windows (FL#11720.9).
Subject to the following conditions: 1. ALL REPLACEMENT WINDOWS MUST MATCH ORIGINAL WINDOW/ WINDOW OPENING SIZE.
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WINDOW PRODUCTS STATED ON THE APPROVED BUILDING PERMIT SHALL NOT BE SUBSTITUTED OR REPLACED WITH A PRODUCT FROM A DIFFERENT MANUFACTURER, OR A DIFFERENT MODEL NUMBER FROM THE SAME MANUFACTURER, WITHOUT STAFF APPROVAL. (HPB21-152)

**Certificates of Review Administratively Approved
Between 6/16/2021 and 7/15/2021**

17. 801 LEXINGTON ST (Contributing Building) - Installation of a 48" tall brick wall with 56" tall columns in the southwestern portion of the rear yard on the subject property, connecting to the side wall of the principal house and side wall of the garage apartment building. The wall will also feature two iron gates.
Subject to the following conditions: (HPB21-153)



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
July 22, 2021**

Project #	HPB21-142
Project Type	Minor Exterior Alteration
Property Address; Historic Name	801 Hollingsworth Road; The Ludd M. Spivey House (1928 Lakeland City Directory)
Historic District; FMSF#	Biltmore-Cumberland Historic District; #PO6612
Owner/Applicant	Troy and Tara Johnson
Future Land Use; Zoning; Context District	Residential Medium; RA-3; Urban Neighborhood
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	N/A

REQUEST

The Applicant requests approval to enlarge a window opening on the rear elevation of the house, replacing the existing windows in this opening with a sliding glass aluminum window and fixed aluminum windows.

SUMMARY OF BACKGROUND INFORMATION

The subject property is located on the southwest corner of Hollingsworth Road and Cumberland Street (Biltmore Park Subdivision, Block 11, Lots 1 and 2), which is 0.40 acres in size. This property contains a one-story, single-family house built circa 1928, which is a contributing building in the Biltmore-Cumberland Historic District. The Mediterranean Revival house on this lot features a flat roof with parapet and a partial hipped roof covered in barrel tiles. The front porch is supported by an arched colonnade with round columns. Windows consist of arched multi-lite wood casement windows and aluminum awning windows. The house is clad in textured stucco.

The Applicants wish to enlarge and lengthen a window opening on the rear, south-facing elevation that currently contains six aluminum awning windows. The new window opening is proposed to have a sliding glass aluminum window in the center of the opening with fixed aluminum windows on either side. This wall elevation and window opening is not visible from Cumberland Street and not highly visible from Hollingsworth Road, as it is screened by a privacy wall.

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 #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 6 Exterior Architectural Features: Alteration and Maintenance.

Sub-Chapter 6.4 Windows and Shutters. (Contributing Buildings)

- Preserve original windows. Original windows should be repaired and restored, rather than replaced.
- Existing window trim, casing, and other decorative details contributing to the building's character should be preserved. Any replacement of trim, casing and other decorative details surrounding the window must use the same or similar material of the same design, profile, and dimension.
- Window openings should be kept in the same proportion as originally provided. Window head heights should be consistent throughout the building. Avoid enlarging or diminishing window openings to fit air conditioning units.
- Replacement of original windows should only be considered in cases where original windows have deteriorated beyond reasonable repair.
- Replacement window requirements:
 - Window design should reflect the architectural style of the building (see Chapter 5: House Styles for window designs appropriate for specific architectural styles).
 - Must retain the opening size of the original window.
 - Must use the same type of window as the original. Double-hung sash windows may be replaced with a double-hung sash or single-hung sash window.
 - Must retain the same divided lite/pane pattern as the original window. Muntins/grids must be dimensional and mounted to the exterior glass, approximately of the same dimension as the original window;
 - Must be installed with a recess inside the casing of the window opening to produce a shadow line (flush installation is not permitted); box or block frame windows are recommended as fin/flange windows do not produce an adequate recess.
 - Double or grouped windows may not be separated by a standard mull bar and must be separated by a wood or similar material mullion of the same dimension as the original mullion.
 - Window must be trimmed out with wood or similar material of the same design, profile, and dimension as the original, including angled sill and top drip edge. It is recommended that the original window trim and casing be preserved.
 - Non-historic windows such as jalousie, awning, and aluminum single-hung sash windows, may be replaced with windows that are typical for the architectural style of the building.
 - Possible substitutes must be approved by the Historic Preservation Board.

ANALYSIS:

While resizing window openings is generally not a compatible treatment for contributing buildings, the rear section of this house appears to have been modified from the original front section and features several different sizes of aluminum awning windows, which are able to be replaced per the Design Guidelines. Given that the affected window opening is likely not original to the house's date of construction and is on a rear facing wall not

visible from the street, staff finds the request generally meets the Design Guidelines and Standards, as it will not adversely affect the historic integrity of this house.

STAFF RECOMMENDATION:

Approval of the request as submitted.

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











**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
July 22, 2021**

Project #	HPB21-143
Project Type	Major Rehabilitation
Property Address	120 E. Main Street
Historic Name(s)	Gentry Undertaking Co. (CD 1915) "Gentry-Futch Building"
Historic District; FMSF#	Munn Park Historic District; N/A
Owner	National Real Estate, Mr. Paul West
Applicant/Design Professional	Marlon Lynn Architect, PA, Ms. Kayla Christensen
Zoning; Future Land Use; Context District; SPI	C-7; Regional Activity Center; Urban Center; N/A
Existing Use	Commercial
Adjacent Properties	Commercial, Civic
Previous Approvals	N/A

REQUEST

On behalf of the property owner, Ms. Christensen requests Conceptual Approval for a major rehabilitation to the subject building, which will accommodate a mixed-use redevelopment consisting of commercial offices and a café on the ground floor; the use of the second floor has yet to be determined.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of one lot of record (Munn's Survey, Block 13, Lots F west 42 feet and west 42 feet of Lot G) with a total area of 0.08 acres. On the property is a two-story Masonry Vernacular commercial building, which was built circa 1910 and is a non-contributing structure in the Munn Park Historic District. This building served commercial office purposes until 1946 when the Edwards-Macy bridal shop opened there; this store closed earlier this year after 75 years in business.

The existing condition of the front (south) elevation includes a painted stucco finish over brick with matching metal flashing and a two-bay curved aluminum and glass storefront. The alley side (west) elevation features a continuous stucco surface matching the front facade in color and has several enclosed openings. The addition of stucco to the original brick façade and removal of the original storefront and second story windows in this building is likely the reason for its non-contributing status.

The request proposes a rehabilitation of the front and side elevations that will reflect elements of the building's original façade design, circa 1910. The second-floor window openings will be restored, and an exterior balcony and egress stair will be added to the side elevation. The existing first-floor, single tenant space is proposed to be converted into two tenant suites, as reflected in the original floor plan. Also featured in the original façade design, a glazed storefront with an exterior door will be restored to the southwest corner of the building, similarly proportioned to the opening depicted in the circa 1926 photograph of the building.

The exterior cladding of the building will remain a smooth stucco finish with the addition of a contrastingly painted cornice and other accents. Windows with a one-over-one lite configuration are proposed for the five window openings on the front elevation, and arched windows with a center bar are proposed for the second floor, west side facade. A new glass and painted metal storefront with transom windows, double entry doors, painted metal bulkheads, and painted stucco columns is proposed to be installed on the ground floor.

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 *Standards* apply to this request:

Standard #1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

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

Standard #4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Standard #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.

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 4.12: Understanding Commercial Area Form

- Retention and maintenance of all original cornice, wall articulation, window, and storefront details and materials.
- Repair, rather than replace deteriorated features.
- Where necessary, replace historic features with "in-kind", similar historic materials, or compatible substitutes.
- Preserve and repair storefronts in a manner that is compatible with the historic character of the structure itself.
- Design strategies for storefronts that extend the useful life of the structure or brings it up to current day building codes and standards.
- Use of replacement storefront materials that are comparable to original materials in size, color, shape and texture.

ANALYSIS:

Staff finds that the proposed rehabilitation work meets the intent of the Standards and Design Guidelines in terms of treatment and design of architectural features, compatible replacement materials, and the appropriate restoration of enclosed window and door openings. The design and materials of the new double tenant storefront restores an appearance in keeping with the building's original façade and is appropriate in scale for the building. However, staff recommends using either a recessed entrance for both entrance doors or a flat canopy on the front façade to provide for a more traditional storefront design, as well as cover from the elements for pedestrians. In addition, staff recommends that all restored window openings on the second floor be cased with a recess and trimmed out with a lower sill for a historically compatible appearance.

While the balcony and egress stair proposed to be added to the west side elevation is consistent with the Design Guidelines in terms of design and location, this feature encroaches onto the public alley right-of-way. A determination made by the City's Public Works Department currently prohibits this feature due to its right-of-way encroachment and potential for conflict with solid waste pickup. As such, the Applicant is seeking Conceptual Approval of all requested rehabilitation work at this time, including the balcony and egress stair. For the information of the Committee members and Applicant: Access to the second floor could be provided by an interior stairwell with a separate entrance if an exterior stair and balcony is not allowed; if such a change would alter the front or side elevations, this would necessitate approval by the Design Review Committee or delegation by the Committee to staff for approval.

Once the right-of-way encroachment issue is resolved, Final Approval for this project will be requested.

STAFF RECOMMENDATION:

Conceptual Approval for the proposed rehabilitation with the following conditions, with Final Approval for the project to be requested by the Applicant at a future Committee hearing:

1. Recess the front façade entrances or provide a flat canopy mounted beneath the transom windows on the front façade. If using a canopy, a painted metal canopy attached to the building façade with turnbuckle-style supports is acceptable.
2. With exception to the storefront windows and transom windows, the replacement windows should be recessed to provide a shadow line and should not be not flush-mounted. Each second-floor window opening must have a dimensional sill.
3. All windows must have exterior-mounted muntins/grids where applicable, and storefront windows and doors should have dimensional framing and dividing members.
4. Provide an exterior paint color palette.

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

Application for Certificate of Review
Major Review: Rehabilitation
120 East Main Street, Lakeland, Florida 33801



Photograph A

120 East Main Street, Lakeland, Florida circa 1926

Project Description

Our proposal is for the rehabilitation of the south, and west facades that will reincorporate elements of the original facade design. Our design proposes that we restore the character and proportions of the original south and west facades by re-opening the second floor windows present in the original design (photograph A). We also propose dividing the first floor single tenant space into two tenant suites, as was part of the original floor plan and is also evident in the above photograph. We propose to rehabilitate the southwest corner of the building adjacent to Main St and the alley by creating a glazed storefront with an exterior door, similarly proportioned to the opening depicted in photograph A of the building circa 1926, courtesy of the Lakeland Public Library.



Photograph B

120 East Main Street, Lakeland, Florida on June 28, 2021

Proposal Contents:

Project Description
Existing Conditions Documentation
Proposed Rehabilitation Elevation Drawings

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MIDTOWN
CAPITAL GROUP
ADAPT. CREATE. INSPIRE

Marlon Lynn
Architect, P.A.
A A 2 A 0 0 1 4 7 7

Existing Conditions Documentation



The buildings adjacent to 120 East main are a mix of brick and stucco materials with ground floor storefronts and a single story with windows above and articulated contrasting cornices of varying design. Multiple styles of storefront and windows are present with the predominant being a non bar one over one window on neighboring 108 East Main.



1) Corner of East Main Street and Florida Avenue



2) South Facade



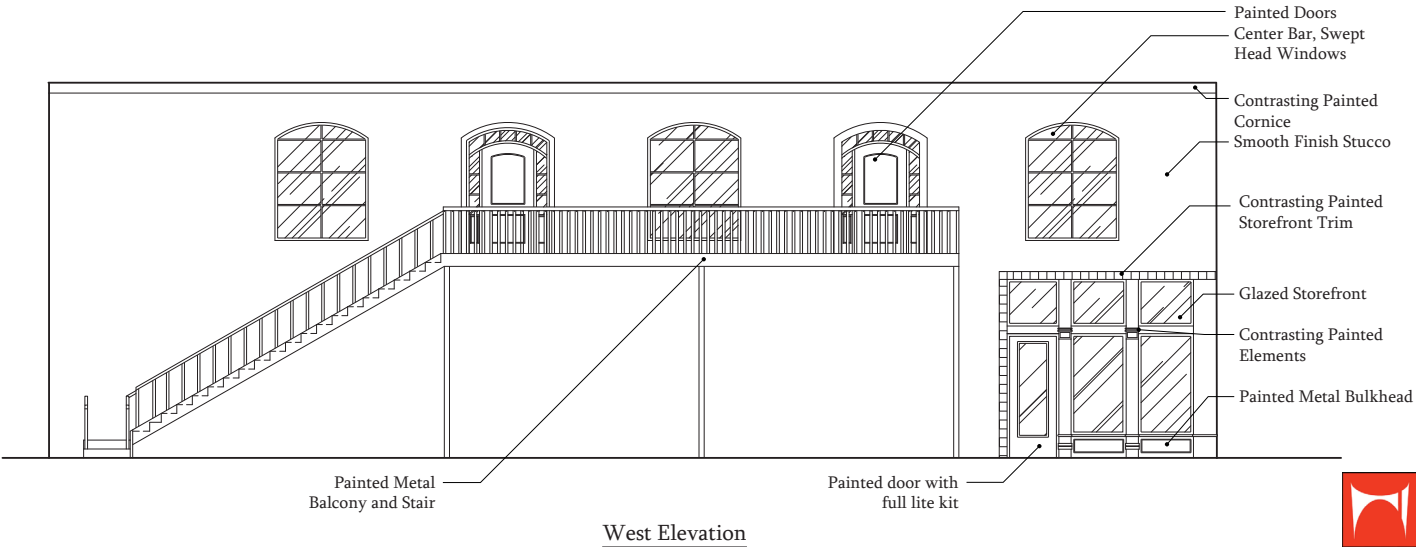
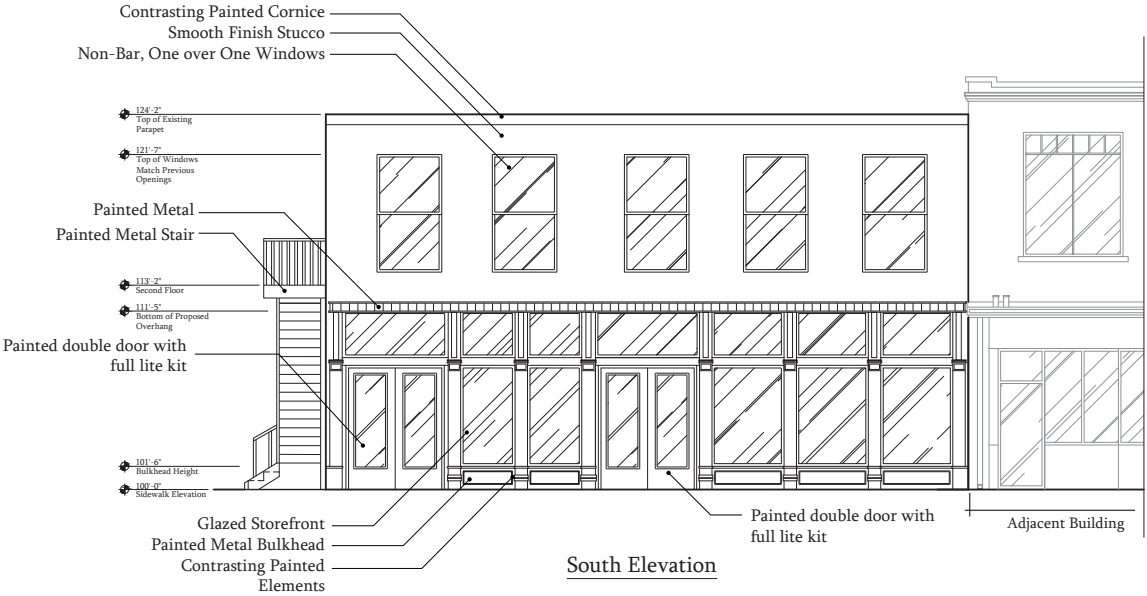
3) View Across Main Street



4) Corner of East Main Street and North Tennessee Avenue

Proposed Rehabilitation

- Roof: Flat roof with stucco parapet wall and metal cap.
- Stucco: Smooth finish
- Windows: Non-bar, one over one on the south facade
Center Bar, Swept Head on the west facade
- Storefront: Storefront with glass and painted metal frames and bulkheads.
- Columns: Contrastingly painted and articulated through sweeps and reveals smooth finish stucco





**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
July 22, 2021**

Project #	HPB21-144
Project Type	Minor Exterior Alterations
Property Address; Historic Name	810 Park Hill Avenue; N/A
Historic District; FMSF#	South Lake Morton Historic District; N/A
Owner/Applicant	Mr. Michael Mutz
Future Land Use; Zoning; Context District	Residential Medium; RA-4; Urban Neighborhood
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	Rear wood deck, 11/2/2009 (2009-165); Gable roof extension over rear porch, 2/27/2012 (2012-027); 8' X 12' Patio roof, 4/10/12 (2012-038); Replacement windows 10/30/2019 (HPB19-207).

REQUEST

The Applicant requests approval to convert an exterior door opening to a double window; demolish existing front and rear porches; and enclose a window and door opening on the rear elevation.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot of record (Park Hill Subdivision, Block C, Lots 2 and 3 less 10 feet) that is 0.27 acres in size. This property contains a one-story, duplex built circa 1947, which is a non-contributing building in the South Lake Morton Historic District. The Masonry Vernacular house on this lot features a side-gabled roof with gabled front entrance stoops and features a painted block exterior. One-over-one single-hung sash vinyl windows are also present.

The original use and configuration of this building was as a legal, nonconforming duplex with two dwelling units on property zoned for single-family use (RA-4/Residential Medium). As a result of fire damage that occurred in May 2020, the nonconforming duplex use was terminated due to the Community and Economic Development Director's decision that the cost of repairing the structure exceeded 50 percent of the replacement cost of the structure, as defined in the City's Land Development Code. Therefore, the Applicant is converting the structure to single-family use.

The requested alterations involve eliminating the redundant entry doors of the second dwelling unit, demolishing the second dwelling unit's front and rear stoops, and the conversion of the second dwelling unit's entry door to a double window on the front facade. The solid infill for window and door enclosures will be painted concrete block matching the existing exterior cladding. The new double window will be a one-over-one single-hung sash vinyl window matching the existing windows in this building. New replacement doors and sidelights will be installed in the existing front and rear openings originally belonging to the first dwelling unit on the north side of the structure.

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 *Design Guidelines* apply to this project:

Chapter 6 Exterior Architectural Features: Alteration and Maintenance.

Sub-Chapter 6.4 Windows and Shutters.

Non-Contributing Buildings:

- Frame windows in materials, casing, and trim that appear similar in scale, proportion, and design to those used historically in the surrounding area.
- Use single-hung sash, double-hung, awning, horizontal slider, or casement windows where appropriate. Existing jalousie, awning, and metal or vinyl replacement windows may be replaced with windows that are typical for the architectural style of the building.
- New windows should be similar in shape and type to historical windows in the surrounding historic district. Oversize, undersize, and odd window shapes, such as octagon, round, diamond, etc. should be avoided.

Sub-Chapter 6.5 Siding and Exterior Wall Cladding.

Masonry Siding:

- Retain original masonry and mortar where possible.
- Repair or replace deteriorated material with new material that duplicates the old as nearly as possible. Mortar
- color and texture should match that of the original whenever possible.
- Original detail should be continued and replicated. Coursing spacing and mortar joint size should be maintained.

ANALYSIS:

As a non-contributing structure, flexibility may be granted for minor exterior alterations that do not affect the historic character of the historic district. Staff finds that the requested door-to-window conversion on the subject building's front elevation, window and door enclosures on the rear elevation, and demolition of stoops belonging to the second dwelling unit on the southern portion of the subject building are consistent with the intent of the Design Guidelines and compatible with the architectural character of the subject building.

STAFF RECOMMENDATION:

Approval of the request as submitted.

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





**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
July 22, 2021**

Project #	HPB21-150
Project Type	Replacement Siding
Property Address; Historic Name	823 Hollingsworth Road; The Irving G. Tweedell House (1931 Lakeland City Directory)
Historic District; FMSF#	Biltmore-Cumberland Historic District; #PO6615
Owner/Applicant	Mr. Anthony Newman
Future Land Use; Zoning; Context District	Residential Medium; RA-3; Urban Neighborhood
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	Fence, 7/17/15 (HPB15-124).

REQUEST

The Applicant requests approval to replace all existing weatherboard lap siding with HardiePlank lap siding.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot of record (Biltmore Park Subdivision, Block 11, Lot 6 and south 13 feet of Lot 5) that is 0.23 acres in size. This property contains a two-story, single-family house built circa 1927, which is a contributing building in the Biltmore-Cumberland Historic District. The Colonial Revival house on this lot features a side-gabled roof and south side shed extension, as well as a front entrance portico with balcony, six-over-one double-hung sash wood windows, fanlight windows, and metal or vinyl sash windows in the extension, and a brick chimney. The house is clad in weatherboard lap siding with an approximate 6-inch exposure.

Due to extensive termite and water damage, the Applicant requests to replace all existing weatherboard lap siding with HardiePlank lap siding. The HardiePlank siding will have a 6-inch exposure, similar to the existing siding, and is proposed to have a wood grain texture. The Applicant has confirmed that all existing exterior trim and window and door casing will be left as-is and only repaired or replaced in-kind, if necessary. After the removal of the original siding, the Applicant intends to install OSB panels with either a ¼ inch or 3/8 inch thickness over the exterior stud walls prior to installing the replacement HardiePlank siding as a layer of insulation.

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 #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.

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 6 Exterior Architectural Features: Alteration and Maintenance; 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.
- One alternative for wood is Fiber cement, a mixture of Portland cement, cellulose or wood fiber material, sand, and other components. It can be formed into a variety of siding patterns, have a smooth or embossed face, or be textured for a cedar look. These products may be used as a replacement material or for new construction.

ANALYSIS:

While the repair or replacement of small areas of siding may be reviewed and approved by staff, the wholesale replacement of all exterior wall cladding requires the review and approval of the Design Review Committee.

Staff finds that the requested replacement siding material, dimension, and texture, as well as its installation, to be consistent with the Standards and Design Guidelines.

STAFF RECOMMENDATION:

Approval of the request as submitted.

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







