AGENDA
HISTORIC PRESERVATION BOARD
City Commission Chambers
August 25, 2022 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: **Jennifer.Sykes@lakelandgov.net**. If hearing impaired, please contact the TDD numbers: Local - **(863) 834-8333** or **1-800-955-8771** (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number **1-800-955-8770 (VOICE)**, for assistance.

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

II. Review and approval of the July 28, 2022 Historic Preservation Board meeting minutes.

III. Old Business:

A. Munn Park Committee. Action needed to approve visioning statement and recommend to City Commission for consideration.

B. Historic Preservation Board By-Laws Revision. Action needed to approve revisions.

IV. New Business:

A. Recognition of Dan Fowler for his service on both the Historic Preservation Board and Design Review Committee.

B. Annual Election of Historic Preservation Board Chair and Vice-Chair and Design Review Committee Chair and Vice-Chair by Board members. Newly elected officers will preside at September Meeting.

V. Adjourn for Design Review Committee.

MINUTES

HISTORIC PRESERVATION BOARD
City Commission Chambers
Thursday, July 28, 2022
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, Jeremy Moses, Cesar Perez and MeLynda Rinker were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant were also present.

I. Call to Order and Determination of a Quorum

Acting Chair Lynn Dennis called the July 28, 2022 meeting of the Historic Preservation Board ("Board") to order at 8:30 a.m. A quorum was reached, as six Board members were present.

II. Review and Approval of Previous Meeting Minutes

Ms. MeLynda Rinker motioned to approve the June 23, 2022 meeting minutes as corrected. Mr. Landis Fleming Rinker seconded the motion. The motion passed 6—0.

III. Old Business:

A. Munn Park Committee Update. Ms. Foster stated provided an update on the Munn Park visioning statement. Staff created the statement with input from the committee members. Mr. Dan Fowler recommended that the Munn Park Committee meet to review the visioning statement one more time before voting on the final version.

IV. New Business:

A. Historic Preservation Board By-Laws Revision. Ms. Foster provided an update on the By-Laws Revision for the Historic Preservation Board. The formal motion for adoption of the Historic Preservation Board By-Laws Revision will take place at the August 25, 2022 meeting.

V. Adjourn for Design Review Committee.

The meeting adjourned at 9:36 a.m. (D. Fowler/C. Perez, 6—0)

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Chair, Historic Preservation Board Senior Planner, Historic Preservation

AGENDA

DESIGN REVIEW COMMITTEE
City Commission Chambers
August 25, 2022, 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 July 28, 2022 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. **HPB22-158 – 612 W. Patterson Street** – Final Approval requested for minor exterior alterations to the house at this address. Owner/Applicant: Mr. Max Brodin.

C. **HPB22-159 – 1114 S. Ohio Avenue** – Final Approval to demolish the existing house on the subject property and construct a new single-family residence at this address. Owner/Applicant: Mr. Jay Mathews.

D. **HPB22-160 – 1111 Ruby Street** – Final Approval requested for the new construction of a single-family house at this address. Owner: Central Florida Income Fund LLC. Applicant: Ring Construction, Inc.

E. **HPB22-161 – 829 E. Lime Street** – Final Approval requested for minor exterior alterations to the house at this address. Owner: K-Tech Holdings. Applicant: Mr. Jon Hansen, Trinity 1 Construction, LLC.

F. **HPB22-162 – 1905 Pawnee Trail** – Final Approval requested for a semi-circular driveway and existing driveway expansion at this address. Owner/Applicant: Mr. Jason Hurd.

V. Other Business: NONE

VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE
City Commission Chambers

Thursday, July 28, 2022

(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, Landis Fleming, Dan Fowler, Jeremy Moses, and MeLynda Rinker were present. Historic Preservation Board member Cesar Perez was also present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant were also present.

I. Call to Order and Determination of a Quorum

The meeting was called to order by Chair Lynn Dennis at 8:38 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Ms. MeLynda Rinker motioned to approve the June 23, 2022 meeting minutes. Mr. Dan Fowler seconded the motion. The motion passed 5—0.

III. Review of Certificates of Review administratively approved.

A list of twenty-eight (28) administratively approved Certificate of Review projects covering the period 5/20/22-6/14/22 was included with the agenda packet. There were no additional questions or comments about these projects.

IV. Consideration of Certificate of Review Applications:

A. Oath Administration for Public Testimony by Planning Assistant Christelle Burrola.

B. **HPB22-099 – 733 Sikes Boulevard** – Final Approval requested for the new construction of a front porch building addition proposed for the house at this address. This request was postponed from June 23, 2022. Owner: Ms. Samantha Jorgensen. Applicant: Ms. Brandi Peterson, Green Construction Services.

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 consisting of 0.29 acres. On this property is a one-story, single-family residence built circa 1951 in the modern masonry vernacular style, which is a non-contributing building in the Lake Hunter Terrace Historic District. The house features a low-pitched hip roof, a one-car garage that has been enclosed, and a front stoop with a shed roof. The Applicant's request proposes to expand the existing stoop to the left corner of the home to provide a front porch feature. The new porch dimensions will be 6 feet by 13 feet. The shed roof of the stoop will be removed and replaced with a new truss roof that ties into the house to match the existing roof pitch. This proposal was changed slightly from the request presented at the June 23, 2022 meeting. Changes include: aligning the proposed porch roof fascia with the existing fascia of the house, and using decorative wrought iron columns instead of wood supports. The Applicant is also open to using a lower pitch or flat roof over the proposed porch, but did not want to create new elevation drawings showing this due to their cost. Materials for the new porch addition include:

- Concrete block stem wall to match existing

- Stucco brick to match existing cladding in style and color
- Aluminum square tube railing, in white or black color and
- Wrought iron supports.

Ms. Foster stated that the request was evaluated using Secretary's Standards for Rehabilitation #9, #10, and Chapter 4 of the Design Guidelines for Historic Properties. In evaluating the request with the Design Guidelines, the materials of the proposed front porch addition reflect the materials of the house and the modern masonry vernacular style, as well as are compatible with the Design Guidelines. The design of the proposed addition introduces a new hip roof that is subordinate in scale with the main roof of the house. However, as this home may be considered contributing to the Lake Hunter Terrace Historic District in a future resurvey of this District, it is not appropriate to remove the existing stoop or build an addition that projects into the front yard area beyond the principal façade of the house according to the Design Guidelines. As the request is not consistent with the Design Guidelines for Historic Properties with regard to building an addition onto the front of a house, staff recommends denial of the request as submitted.

Chair Dennis asked if the Applicant had any additional comments or questions. Mr. Kevin Aldous was present in support of the request. Mr. Aldous stated that the stoop would remain but would extend out. There were no public comments.

In response to Mr. Landis Fleming, Mr. Aldous stated the windows will not be changed.

In response to Ms. MeLynda Rinker, Mr. Aldous stated the height, and the pitch of the home will not change.

Mr. Dan Fowler stated he likes the concept of the request. Discussion ensued.

MOTION: Final approval of the request as submitted. (D. Fowler/ L. Fleming, 5—0)

C. <u>HPB22-107 – 219 Riggins Street</u> – Final Approval to construct an addition on to the rear elevation of the house at this address. This request was postponed from June 23, 2022. Owner: Mr. Rich Weiss. Applicant: Mr. Kevin Aldous, Green Construction Services.

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 consisting of 0.19 acres. On this property is a one-story, single-family residence built circa 1925 in the Bungalow architectural style, which is a contributing building in the South Lake Morton Historic District. The Bungalow styling of this house is expressed by a gabled roof, and a front porch supported by tapered columns on brick plinths. The house also has a combination of fiber-cement lap siding and asbestos siding, corner boards, and double-hung sash windows with a nine-over-one lite configuration in the Prairie style. Alterations include sensitive modifications to the front porch, and enclosed eaves. The Applicant's request proposes to construct a 16' by 14'-8" (approx. 235 square feet) addition on the rear elevation of the home. The proposed addition will remove three existing historical windows, which will be reused in the new addition. The addition was revised from the June 23, 2022 submittal to include corner boards, and similar gable treatment as the existing rear gables. The design and materials for the addition are intended to match the existing house and include: a raised foundation to match existing; fiber-cement lap siding; the reuse of original wood double-hung sash windows; fiberglass roofing shingles to match existing; gable profile matching the pitch of the existing roof; and soffit and fascia to match existing. The site plan for the proposed addition shows building setbacks that comply with the Urban Form Standards in the Land Development Code.

Ms. Foster stated that the request was evaluated using Secretary's Standards for Rehabilitation #2, #9, #10, and Chapter 4 of the Design Guidelines for Historic Properties. In evaluating the request with the Standards, staff finds the requested addition does not disturb the spatial relationships that characterize the neighborhood, and the essential form and integrity of the subject house is maintained. In evaluating the request with the Design Guidelines, the materials of the proposed addition reflect the original materials of the house and are compatible with the Guidelines. The design of the proposed addition's windows, siding, enclosed soffit, and roof pitch and form is consistent with the style of the subject house and Design Guidelines. Furthermore, the addition is appropriately placed on the rear elevation of the house. Finally, the building setbacks for the new addition meet the requirements of the Land Development Code's Urban Form Standards. Ms. Foster stated Staff recommends Final Approval of the request as submitted.

Chair Dennis asked if the Applicant had any additional comments or questions. Ms. Dale Weiss was present in support of the request. There were no public comments.

MOTION: Final approval of the request as submitted. (M. Rinker/ L. Fleming, 5—0)

D. <u>HPB22-109 – 405 Hunter Street</u> – Final Approval requested for the new construction of an addition on the house at this address. Owner/Applicant: Mr. Jason Bryant.

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 0.17 acres in size in the Dixieland Historic District. On this property is a one-story, single-family residence built circa 1952 in the Modern Hip Cottage architectural style, which is a non-contributing building in the Dixieland Historic District. The modern styling of this house is expressed by a hipped roof, struck block concrete walls, windows with a horizontal orientation and rusticated block shutters and sills, and an attached garage separated from the house by a recessed hyphen. Alterations include replacement windows and front door, as well as a screen enclosure in the garage. The Applicant's request proposes to construct a 7'-2" by 5'-11" (42.4 square feet) addition on the rear elevation of the home, essentially enclosing the recessed area between the house and garage. The proposed addition will introduce a new fixed window and a single-hung sash window to the rear elevation. The materials for the addition include:

- A concrete foundation to match existing;
- Hardie plank lap siding;
- Vinyl windows;
- TPO (thermoplastic polyolefin) roofing; and
- Vinyl soffit.

Ms. Foster stated that the request was evaluated using Secretary's Standards for Rehabilitation #9, #10, and Chapter 4 of the Design Guidelines for Historic Properties. In evaluating the request with the Standards, staff finds the requested addition does not disturb the spatial relationships that characterize the neighborhood, and the essential form and integrity of the subject house is maintained. In evaluating the request with the Design Guidelines, the materials of the proposed addition reflect the materials of the house and are compatible with the Guidelines. While the lap siding is a different cladding type than the original struck block walls of the house, fiber-cement siding is of a similar material and the lap profile will provide differentiation for the addition. The design of the proposed addition's windows and roof pitch and form is consistent with the style of the subject house and Design Guidelines. However, asphalt or fiberglass shingle roofing should be used instead of TPO rubber roofing. Finally, the addition is appropriately placed on a secondary elevation of the house. Ms. Foster stated Staff

recommends Final Approval of the request, with the condition that asphalt or fiberglass shingle roofing should be used instead of TPO rubber roofing.

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

MOTION: Final approval of the request with the conditions recommended by staff. (M. Rinker/ J. Moses, 5—0)

E. **HPB22-135 – 944 S. New York Avenue** – Final Approval requested for minor exterior alterations to the house at this address. Owner: Mr. Gary Hyde. Applicant: Mr. Jordan Napoles, Mark Brown Construction, Inc.

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 consists of one platted lot consists of 0.14 acres. On the property is a two-story, single-family house built circa 1927 in the Bungalow style, which is a contributing building in the Dixieland Historic District. Architectural features expressing the Bungalow style include a front-gable roof, camelback second story, porch with square wood columns on brick piers, knee brackets, and exposed rafter tails. Alterations to the building include the installation of asbestos siding over the original wood exterior cladding, replacement of original windows with metal sash windows, and enclosure of the front porch. The Applicant proposes to reside the entire house with Hardie smooth lap siding with a 7-inch exposure, 4-6-inch trim, and 8-inch-wide frieze boards. Also proposed is the replacement of doors and windows currently existing in the enclosed front porch area with vinyl single-hung sash windows with a Prairie style, 9-lite upper sash. The window openings on the front façade of the enclosed front porch area will be expanded to 60 inches in height. The existing front and side doors within the enclosed front porch area are proposed to be replaced with full-lite wood doors with a Prairie simulated divided lite appearance. Finally, the Applicant also proposes to construct a detached pergola, made of pressure treated lumber, at the front of the house.

Ms. Foster stated that the request was evaluated using Secretary's Standards for Rehabilitation #2, #5, #9, #10, and Chapters 4 and 6 of the Design Guidelines for Historic Properties. In evaluating the request with the Standards and Design Guidelines cited, staff made the following findings:

1. Given that the windows and doors in the front porch enclosure are not original to the house, staff finds their replacement, as well as the expansion of the front window openings, as requested to be consistent with the Standards and Design Guidelines. However, staff recommends using one replacement window unit per window opening on the front (west) elevation, instead of two narrow windows without a properly sized mullion, as shown on the elevation drawing.
2. Given that all the existing siding is not original to the house, staff finds the replacement with Hardie lap siding, trim, and frieze boards to be consistent with the Design Guidelines. However, an exposure of 5 inches or less should be used for the lap siding, as a narrower exposure is more appropriate for historic Bungalow houses. Staff suggests the removing the asbestos siding safely and restoring the original wood siding if salvageable.

As the placement of an accessory structure is not appropriate in the front yard, per the Design Guidelines, staff cannot support the construction of a pergola as requested. Ms. Foster stated Staff recommends Approval of the request with the following conditions, to be reviewed and approved at staff level prior to permitting:

a) Use of one replacement window unit per window opening on the front (west) elevation, instead of two narrow windows without a properly sized mullion, as shown on the elevation drawing.
b) Use Hardie lap siding with an exposure of 5 inches or less.
c) Use corner boards on corners of house (this was overlooked in the staff report).

Staff also recommended denial of the request to construct a pergola at the front of the house.

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

In response to Ms. MeLynda Rinker, Ms. Foster stated staff recommends the use of one replacement window unit per window opening instead of two narrow windows.

In response to Ms. Rinker, Mr. Napoles stated the size of the pergola would be eight feet by eight feet.

MOTION: Final approval of the request with the conditions recommended by staff, including staff recommendation concerning the denial of a pergola. (D. Fowler/ M. Rinker, 5—0)

V. Other Business: NONE

VI. Adjournment: There being no further business, the meeting was adjourned at 9:24 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation

Certificates of Review Administratively Approved
Between 7/23/2022 and 8/17/2022

1. 518 W PATTERSON ST (Non-Contributing Building) - Noncontributing house in historic district; front porch has been significantly altered. Installation of stained wood to wrap existing metal columns on the front porch of the house, which are not historic features, to provide a rectangular column appearance.
Installation of a 6 ft. tall wood privacy fence along the east side property line.
Removal of a carport located in the rear yard.
Replacement of exterior doors; front door to be a half-lite door.
Subject to the following conditions: (HPB22-098)

2. 309 LENOX ST (Non-Contributing Building) - Replace the existing back door, which is a half-lite wooden door, of unit 311 in the subject non-contributing duplex, with a Masonite half-lite fiberglass door. New door will have a 9-lite internal grid, which is acceptable to use for the back door, as this doorway is not visible from the street.
Subject to the following conditions: (HPB22-150)

3. 610 FINNEY ST (Contributing Building) - Replace 25 non-historic windows with Simonton Reflections 5500 series vinyl double-hung sash windows (FL#5167.1), matching existing opening size.
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 SUBSITUTED OR REPLACED WITH A PRODUCT FROM A DIFFERENT MANUFACTUER, OR A DIFFERENT MODEL NUMBER FROM THE SAME MANUFACTURER, WITHOUT STAFF APPROVAL. (HPB22-151)

Certificates of Review Administratively Approved
Between 7/23/2022 and 8/17/2022

4. 115 HILLCREST ST (Contributing Building) - Installation of a 3'-5"" X 2'-0 1/2" (7 SF) projecting sign, not illuminated, mounted to the subject building's wall by a 2" aluminum square tube bracket and plate, painted black. Sign: painted aluminum fabricated cabinet with 1/4" thick FCO "PWH" aluminum letters painted white, stud mounted to sign face with smaller white vinyl "REALTY" copy underneath. Sign will be mounted to the right side of the subject building's front elevation, approximately 11 feet above grade.
   Subject to the following conditions: (HPB22-152)

5. 317 E PARK ST (Contributing Building) - Installation of a 6 ft. tall tan vinyl privacy fence as buffer between subject property and neighboring properties. Fence will step down to 4 ft. tall for 15 linear feet at the interior side yard of subject property along E. Park Street.
   Subject to the following conditions: (HPB22-153)

6. 820 VISTABULA ST (Contributing Building) - Installation of a new 6 ft. tall wood privacy fence in the side and rear yards of the subject property.
   Subject to the following conditions: (HPB22-155)

Certificates of Review Administratively Approved
Between 7/23/2022 and 8/17/2022

7. 925 LEXINGTON ST (Contributing Building) - Replacing non-historic windows in existing window openings with the following:
Three (3) Pella Impervia fiberglass horizontal slider windows (FL#12604.2)
Two (2) Pella Impervia fiberglass single-hung sash windows (FL#12602.1)
Three (3) Pella Impervia fixed fiberglass windows (FL#26584.1)
Two (2) Pella 250 series vinyl single-hung sash windows (FL#16812.3)
Subject to the following conditions: 1. ALL REPLACEMENT WINDOWS MUST MATCH ORIGINAL WINDOW/ WINDOW OPENING SIZE.
2. ALL WINDOWS SHALL BE RECESSED FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS TO PROVIDE A SHADOW LINE. 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 SUBSITUTED OR REPLACED WITH A PRODUCT FROM A DIFFERENT MANUFACTUER, OR A DIFFERENT MODEL NUMBER FROM THE SAME MANUFACTURER, WITHOUT STAFF APPROVAL. (HPB22-156)

8. 210 W PALMETTO ST (Contributing Building) - Installation of a 5V crimp metal roof (FL#4595.1).
Subject to the following conditions: 5V crimp metal roof panels must be the flat type, not striated. (HPB22-157)

9. 922 LEXINGTON ST (Non-Contributing Building) - Installation of an in-ground swimming pool in the rear yard of the subject property.
Subject to the following conditions: (HPB22-163)

Certificates of Review Administratively Approved
Between 7/23/2022 and 8/17/2022

10. 723 S FLORIDA AV (Contributing Building) - Replacement of 2 wood double-hung sash windows on the south side elevation with 2 Weather Shield Mfg., Inc. aluminum double-hung sash windows (FL#14939). Replacement of all wood clapboard siding on the south elevation with new wood clapboard siding.
Subject to the following conditions: SIDING CONDITIONS:
REPLACEMENT SIDING SHALL MATCH MATERIAL, DIMENSIONS, AND PROFILE OF EXISTING SIDING.

WINDOW CONDITIONS:
1. ALL REPLACEMENT WINDOWS MUST MATCH ORIGINAL WINDOW/ WINDOW OPENING SIZE.
2. ALL WINDOWS SHALL BE RECESSED FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS TO PROVIDE A SHADOW LINE. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED. BOX OR BLOCK FRAMED WINDOWS ARE RECOMMENDED. FIN/FLANGE TYPE WINDOWS ARE NOT RECOMMENDED.
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Certificates of Review Administratively Approved
Between 7/23/2022 and 8/17/2022

11. 524 E PARK ST (Non-Contributing Building) - Replacement of 8 non historic windows with 8 Simonton/Ply-Gem vinyl double-hung windows (FL#5167.1).
Subject to the following conditions: 1. ALL REPLACEMENT WINDOWS MUST MATCH ORIGINAL WINDOW/ WINDOW OPENING SIZE.
2. ALL WINDOWS SHALL BE RECESSED FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS TO PROVIDE A SHADOW LINE. 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 SUBSITUTED OR REPLACED WITH A PRODUCT FROM A DIFFERENT MANUFACTUER, OR A DIFFERENT MODEL NUMBER FROM THE SAME MANUFACTURER, WITHOUT STAFF APPROVAL. (HPB22-165)

12. 937 OSCEOLA ST (Contributing Building) - Installation of 68 linear feet of 6 ft. tall wood privacy fence facing the street at the sides of the subject house, and 168 linear feet of 4 ft. tall black chain link fence connecting with the wood fence at the side and rear property lines.
Subject to the following conditions: (HPB22-166)

13. 922 SUCCESS AV (Contributing Building) - Replacement of an existing 6 ft. wood fence with a new 6 ft. wood privacy fence in the same footprint as the existing fence.
Subject to the following conditions: Fence must be setback from alley by a minimum of three (3) feet. (HPB22-167)

Certificates of Review Administratively Approved
Between 7/23/2022 and 8/17/2022

14. 925 S FLORIDA AV (Non-Contributing Building) - Projecting sign was designated an Historic and Landmark Sign by the Historic Preservation Board in May 2020 (HPB20-072). As part of that designation, the HPB approved the restoration of the sign and installation of new sign faces, as well as internal LED lighting.
Scope of work includes:
• Repair existing damaged cabinets as needed.
• Manufacture and install face replacements for existing cabinets.
A: (2) Aluminum pan faces with 3/4" returns painted Teal with 1/4" FCO aluminum "Dixieland" letters painted White and applied "HISTORIC" HP White vinyl copy (Non-illuminated).
B: (2) Panformed White acrylic 72½" dia faces with embossed copy and center. 1st surface applied vinyl colors. Retrofit with White LEDs. Colors: 230-246 Teal & HP Black.
C: Reconstruct damaged cabinet. (2) panformed and embossed White acrylic faces with 1st surface applied HP Black vinyl. Internally illuminated with White LEDs.
D: (2) Panformed White acrylic faces with embossed "Southern Gentlemen" copy. 1st surface applied HP Black vinyl graphics. Retrofit with White LED lighting
Subject to the following conditions: (HPB22-168)

HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
August 25, 2022

Project #	**HPB22-158**
Project Type	**Exterior Alteration**
Property Address	**612 W. Patterson Street**
Historic District; FMSF#	**Dixieland Historic District; The "Alfred F. Wilson House" (CD 1926)**
Owner/Applicant	**Mr. Max Brodin**
Zoning; Context District; Future Land Use; SPI	**RA-4; Urban Neighborhood Residential Medium; Dixieland SPI**
Existing Use	**Residential**
Adjacent Properties	**Residential**
Previous Approvals	**Replacement of windows, 8/29/2020 (HPB20-138); Replace back door and wall repairs, 12/1/2020 (HPB20-201)**

REQUEST

The Applicant requests Final Approval for exterior alterations to the house on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of one lot of record (Dixieland Subdivision, Block F, Lot 3) with a total area of 0.15 acres. On this property is a two-story, single-family house built circa 1925 in the Frame Vernacular architectural style, which is a contributing building in the Dixieland Historic District.

A total renovation of this house was begun in 2020 and completed in 2022, for which Building Permits were issued, as well as Certificates of Review that were administratively granted. As part of the renovation, but not specified in the Building Permit and therefore did not receive a Certificate of Review, alterations were made that included: 1) the removal of a pair of 9-lite French doors on front façade; 2) relocation of the front door opening and installation of a new front door and sidelight; and 3) the addition of wooden headers and shutters on the front façade, second-story windows.

The previous owner (a developer/investment firm, who sold the property to the Applicant) of the property, as well as his contractor, was made aware of the need for historic design review approval, and as staff was unable to administratively approve the request, it was referred to the Design Review Committee. Through his contractor, the previous owner requested approval for the alterations described above. On April 28, 2022, the Design Review Committee denied this request and ordered that the alterations were to be reversed. The previous and current owners jointly appealed the April 28th decision of the Design Review Committee to the Historic Preservation Board, which appeal was denied on May 26, 2022.

Since this time, the Applicant (current property owner) has made a substantial change to the original request, and wishes to remove the window shutters and headers, as well as address sign. Additionally, the Applicant requests to maintain the replacement front door and sidelight, and install a new window opening in the former opening containing the solid front door. The new single-hung window will be a 25" X 55" vinyl tempered glass window unit, matching the dimensions, four-over-one lite configuration, and trim and casing of the other windows on the home.

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:

#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.

#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.

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

#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 request:

Chapter 6: Exterior Architectural Features: Alteration and Maintenance.
Sub-Section 6.3: Front Doors and Entrances

- Doors and entrances that are preserved and maintained as original features that contribute to the architectural character of the structure.
- Doors and entrances that are compatible with the style of the house.
- Door openings that keep the same proportions as originally built and not enlarged to accommodate different size doors.
- Door head heights that are consistent with widow heights throughout the structure.
- Entryways and doors that retain as many of their trim features as possible.
- Replacement doors, storm doors and screen doors that are appropriate to the style of the host structure.

Sub-Section 6.4: Windows and Shutters

- Purely decorative non-functioning shutters which are undersized, oversized, and inoperable, except for the masonry decorative shutters typical of Modern Masonry Vernacular buildings, are not acceptable.

ANALYSIS:

Staff finds that the removal of the wood window shutters and headers that were applied to the second-floor, front façade windows is consistent with the Design Guidelines and Standards, as well as the Historic Preservation Board's May 26th denial.

Staff also finds that while the request is not strictly consistent with the Standards and Design Guidelines concerning the removal and alteration of front entrances, the design of the Craftsman-style replacement front door and sidelight is appropriate for use as a replacement door. Furthermore, the addition of a new window opening in the former single front door opening reflects the original fenestration pattern of the house prior to the remodel; the proposed window dimensions, material, type, and design is consistent with the Design Guidelines, and compatible with the other windows in the house. Conversions of window or door openings to door or window

openings have precedence for being approved by the Design Review Committee in the past, and therefore, staff supports this request.

STAFF RECOMMENDATION:

Final approval of the request as submitted.

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

New window to go where the front door was located before The remove See 2019 Photo before remove

* Same dimmensions as the other windows on the first floor, front of the house (25" X 55")

Exhibit B
25"
55"
Directions
Save
Label

HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
August 25, 2022

Project #	**HPB2-159**
Project Type	**New Construction of a Single-Family House**
Property Address; Historic Name	**1114 S. Ohio Avenue; N/A**
Historic District; FMSF#	**Dixieland Historic District; N/A**
Owner/Applicant	**Mr. Jay Mathews**
Zoning; Context District; Future Land Use; SPI	**RA-4; Urban Neighborhood; Residential Medium.**
Existing Use	**Residential**
Adjacent Properties	**Residential**
Previous Approvals	**N/A**

REQUEST

The Applicant requests approval to demolish the existing house on the subject property and build a new one-story, single-family house with attached garage.

SUMMARY OF BACKGROUND INFORMATION

The subject property an interior lot of record (Dixieland, Block H, Lot 13 north 45 feet and Lot 14 north 45 feet) and consists of 0.10 acres (45 feet wide by 100 feet deep). An improved alley exists along the rear, or northern boundary of the subject property. On this property is a one-story single-family house in the Frame Vernacular architectural style, which is a side-gabled wood frame structure built circa 1923. This house has been significantly altered over its history and is therefore non-contributing to the Dixieland Historic District. Alterations include the insensitive replacement of siding and some windows, and the enclosure of the front porch.

According to the Applicant, the existing house is in dilapidated condition; the roof is sagging, and the floor is rotten due to water and termite damage. A structural assessment provided by David Cochran Construction, Inc. on behalf of the Applicant states that the house is structurally unsound and unreasonable to restore due to unsafe roof and floor trusses, uninhabitable additions, and code-deficient mechanical systems. The Applicant has also stated there are no options to salvage architectural features due to the extent of termite damage and decay.

If demolition of the existing house is approved, the Applicant requests to build a one-story, single-family house consisting of approximately 682 square feet of living space. The home will feature a neo-traditional aesthetic reflecting Bungalow stylistic elements, such as a gabled roof with a hip-on-gable front porch supported by tapered columns on plinths, windows with mostly a three-over-one lite configuration, and a quarter-lite front door. The house will have an attached garage at the rear elevation, with a garage door opening facing the alley.

Materials proposed for the new houses include:

Scope	Material
Foundation	Concrete stem wall foundation.
Exterior Cladding	Stucco with a smooth finish; Hardie lap siding in the gables
Trim/Casing	Stucco with a smooth finish

Windows	Aluminum clad single-hung sash and fixed windows with a white finish
Doors	Fiberglass quarter-lite doors. Garage will have a typical steel door with a raised panel design.
Roof	Asphalt architectural shingles on 5/12 pitch roof. Rectangular louvered gable vent material TBD
Fascia/Soffit	Aluminum fascia and soffit with a white finish
Porch	Smooth-finish concrete floor and steps; smooth stuccoed plinths, wood columns and handrail
Exterior Paint Colors	TBD

From a zoning and redevelopment perspective, the subject property is a legally nonconforming lot, as it does not meet the minimum lot area of 5,000 square feet required for single-family residential construction in the RA-4 zoning district. However, the Lakeland Sanborn Fire Insurance Map of 1929 with 1947 updates shows that the subject property existed prior to the adoption of city-wide zoning in July 1950, and is therefore able to be built upon, subject to building setbacks and other regulations of the Land Development Code.

The site plan proposed for the proposed new construction shows orientation of the home's front façade towards South Ohio Avenue. The proposed building setbacks for the house meet the Land Development Code's requirements; however, the new driveway and porch depth dimensions do not meet the Land Development Code requirements.

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 section of the LDC applies to this request:

Article 11, Section 6.3.c. Demolition is generally discouraged and shall be reviewed with regards to:

1. The architectural significance of the building or structure. Architectural significance shall be determined by the DRC at the time of the demolition request and shall be based upon documentation of the property's architectural integrity and historical or cultural significance. Designation of the building or structure as "non-contributing" by the most recent historic district survey does not preclude the DRC from making a determination of architectural significance.
2. The contribution of the building or structure to the history or origins of the historic district.
3. The future utilization of the site, including any replacement buildings or structures.

The following *Standards* apply to this request*:*

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

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/Infill Construction.

- 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.

Sub-Chapter 4.10: Garages, Carports, and Porte Cocheres

- Detached garages and carports should be placed behind the front elevation of a principal historic structure; locating detached garages to the rear of a property is preferred.
- Garages and carports should be accessed from the rear or side alley.
- Garages should be visibly subordinate to the principal historic structure in terms of their massing, form, and height.
- Garages and carports should be related to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- Garage doors should be of proportions and materials similar to those traditionally found in the historic districts.

ANALYSIS:

Regarding the considerations for demolition, staff finds that the existing house on the subject property is a non-contributing building within the Dixieland Historic Resource, likely due to its many insensitive alterations. Additionally, the architectural design, materials, and construction methods of this structure are common and not historically significant. It is unlikely that the existing house would be included in a resurvey of the Historic District, due to its lack of significant architectural style and alterations. Finally, regarding future utilization of the property, a plan for the new construction of a one-story, single-family house in the Bungalow style as a replacement structure is appropriate in context with the architecture in the Dixieland Historic District. Staff finds that the considerations for demolition are adequately met.

Adjacent to the subject property along South Ohio Avenue exist several one-story houses that exhibit the Bungalow, Frame Vernacular, and masonry vernacular styles. Staff finds that the proposed new house is compatible in massing and scale to contributing Bungalow and Frame Vernacular houses found throughout the Dixieland Historic District. The scale and proportion of the house and its architectural elements, including roof pitch and apparent floor-to-ceiling heights, is also compatible with adjacent structures. The attached garage is appropriately placed at the rear of the proposed house.

Staff finds the neo-traditional design of the house is compatible with the architectural character of the District. Features such as the hip-on gable front porch with tapered columns, lap siding, three-over-one style windows, and quarter-lite front door are consistent with historical architectural styles found in the neighborhood, as well as the Design Guidelines. Staff acknowledges that the Applicant used the house located at 603 W. Belmar Street for design inspiration, which was built in 2009 and has stucco cladding and trim. However, since at least 2016, and as reflected in the Design Guidelines updated in 2020, use of lapped siding on new houses featuring the Bungalow style is recommended over stucco as a primary siding material by both the Design Review Committee and staff. Stucco may be used on minor building elements, such as foundation cladding, column bases, and porch knee walls. Therefore, staff recommends using fiber-cement lap siding on all four walls of the proposed house with an exposure dimension of six inches or less, along with fiber-cement door and window trim.

Finally, the proposed placement of the house on the lot is mostly consistent with the Design Guidelines and Urban Neighborhood Standards in terms of orientation, building setbacks, and placement of the attached garage. For consistency with the Guidelines and Standards, the depth of the front porch must be increased to 8 feet. Additionally, as the new driveway will not accommodate the 20 feet length required for new residences (this is necessary to avoid having a vehicle stick out into the alley), staff suggests relocating the garage door opening to the rear elevation to make feasible a curved driveway that will meet the required length. Finally, given the building setbacks along S. Ohio Avenue adjacent to the subject property average 13.75 feet (street side setbacks), the front building setback of 27 feet should be decreased to 15 feet, which is the minimum front building setback required, and will provide consistency with the adjacent buildings along the street.

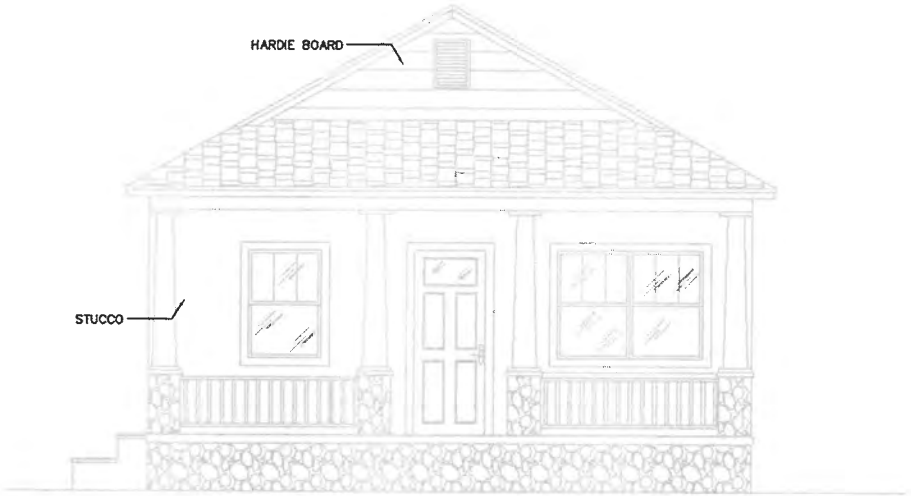
STAFF RECOMMENDATION:

Final approval of the request with the following conditions, to be reviewed and approved by staff prior to permitting:

1. Windows must have exterior-mounted muntins and dimensional mullions of at least 4 inches between the paired windows on the front facade. Windows also must be recessed to provide a shadow line and not installed flush to the exterior wall surface. Windows also must include historically appropriate trim, including header, sill, and apron.
2. Fiber-cement lap siding shall be used instead of stucco cladding and must have an exposure of six (6) inches or less.
3. Ensure the foundation is at least 21 inches in height, measured from grade to finished floor.
4. Ensure porch columns and capitals are properly sized and aligned with the upper beam, as described in the Design Guidelines (page 87).
5. Increase the front porch depth to eight (8) feet.
6. Relocate the garage door opening to the rear elevation.
7. Decrease the front building setback to fifteen (15) feet.
8. Architectural salvage of any existing historic windows is suggested.
9. Submit an exterior paint color palette for staff review.

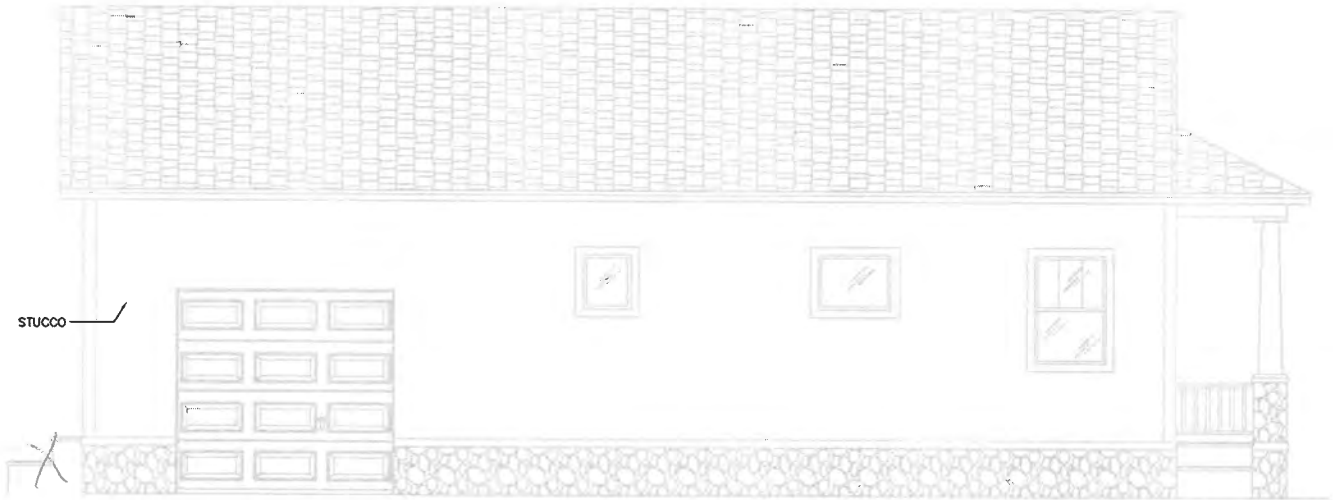
Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board

SMILE
YOU'RE ON CAMERA



ELEVATION A

1/8" = 1'-0"



ELEVATION B

1/8" = 1'-0"

I HEREBY CERTIFY:
THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH CHAPTER 16, SECTION 1609 OF THE 2020 FLORIDA BUILDING CODE FOR 140 M.P.H. ULTIMATE DESIGN WIND SPEED (RISK CATEGORY II) ALONG WITH

REVISIONS #	DESCRIPTION	DATE
01	CREATED	07/27/22
02	MINOR REVISIONS	08/03/22

CONTRACTOR:

ENGINEER OF RECORD:
4-D ENGINEERING LLC
1074 FLORIDA AVE S STE. 201
LAKELAND, FL 33803
PHONE: (863) 308-6825
FL CERTIFICATE OF AUTHORIZATION # 31557
CAREY L. WILKINSON, P.E. - FL # 80472

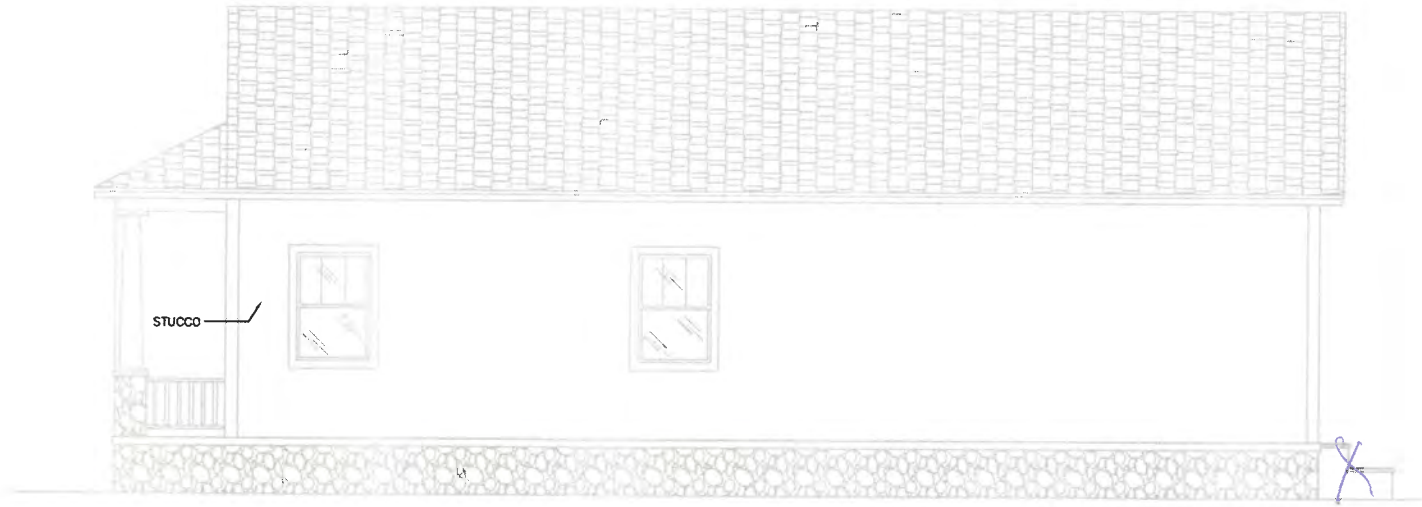
PROJECT:
COCHRAN
1114 S OHIO AVE

08/03/2022

JOB #

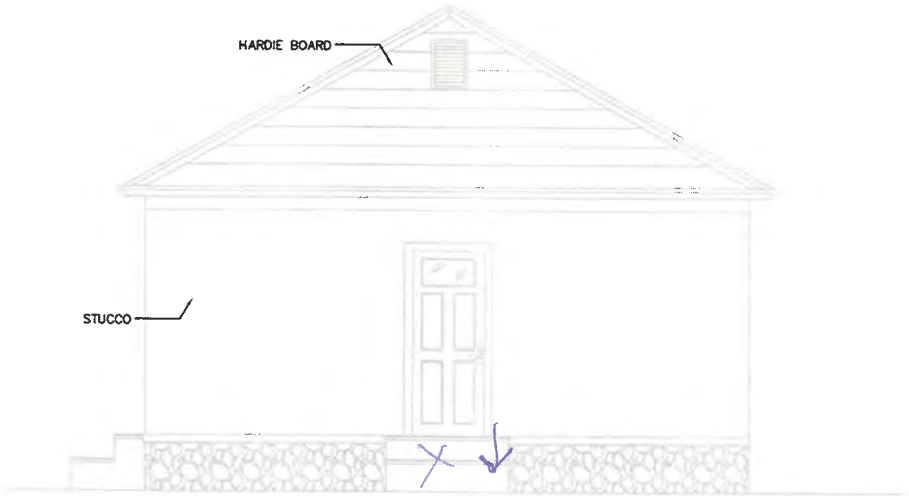
SCALE: AS NOTED

SHEET



ELEVATION C

1/8" = 1'-0"



ELEVATION D

1/8" = 1'-0"

I HEREBY CERTIFY:
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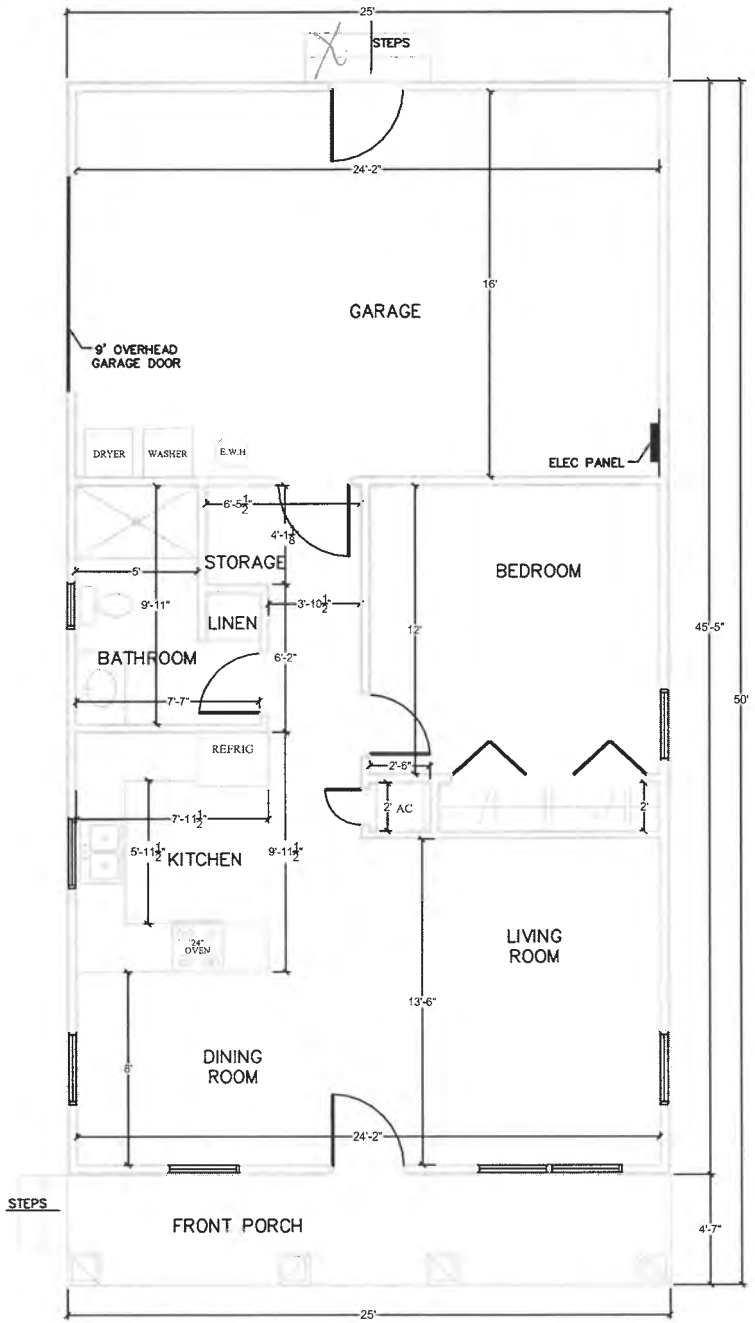
08/03/2022

JOB #

SCALE: AS NOTED

SHEET



LIVING	682
FRONT PORCH	115
GARAGE	387
TOTAL	1184

FLOOR PLAN

1/8" = 1'-0"

ELECTRICAL LEGEND

- ELECTRICAL OUTLET (110 VOLT, DUPLEX)
- SWITCHED ELECTRICAL OUTLET (110 VOLT, DUPLEX)
- WEATHERPROOF ELECTRICAL OUTLET W/ GROUND FAULT (110 VOLT, DUPLEX)
- 220V OUTLET
- SPECIAL PURPOSE CONNECTION
- TELEPHONE OUTLET
- TELEVISION OUTLET
- SWITCH
- 3-WAY SWITCH
- SURFACE MOUNT LIGHT FIXTURE PREWIRE
- MOISTURE RESISTANT ROUND RECESS FOR TUB/SHOWER LOCATION
- ROUND RECESSED LIGHT FIXTURE
- 24" CEILING MOUNT FLUORESCENT LIGHT FIXTURE
- 48" CEILING MOUNT FLUORESCENT LIGHT FIXTURE
- SOFFIT MOUNT FLOOD LIGHTS
- EXHAUST FAN
- EXHAUST FAN / LIGHT FIXTURE COMBO
- ELECTRICAL SERVICE PANEL
- CEILING FAN PREWIRE
- SMOKE/CARBON MONOXIDE DETECTOR

OUTLETS IN KITCHEN, BATHS, GARAGE AND WITHIN 6'-0" OF WATER SOURCE SHALL BE GFI TYPE

all other OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT BREAKER

I HEREBY CERTIFY:
THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH CHAPTER 16, SECTION 1609 OF THE 2020 FLORIDA BUILDING CODE FOR 140 M.P.H. ULTIMATE DESIGN WIND SPEED (RISK CATEGORY II) ALONG WITH

REVISIONS #	DESCRIPTION	DATE
01	CREATED	07/27/22

CONTRACTOR:

ENGINEER OF RECORD:
4-D ENGINEERING LLC
1074 FLORIDA AVE S STE 201
LAKELAND, FL 33803
PHONE: (863) 308-6625
FL CERTIFICATE OF AUTHORIZATION # 31557
CAREY L WILKINSON, P.E. - FL # 80472

PROJECT:
COCHRAN
1114 S OHIO AVE

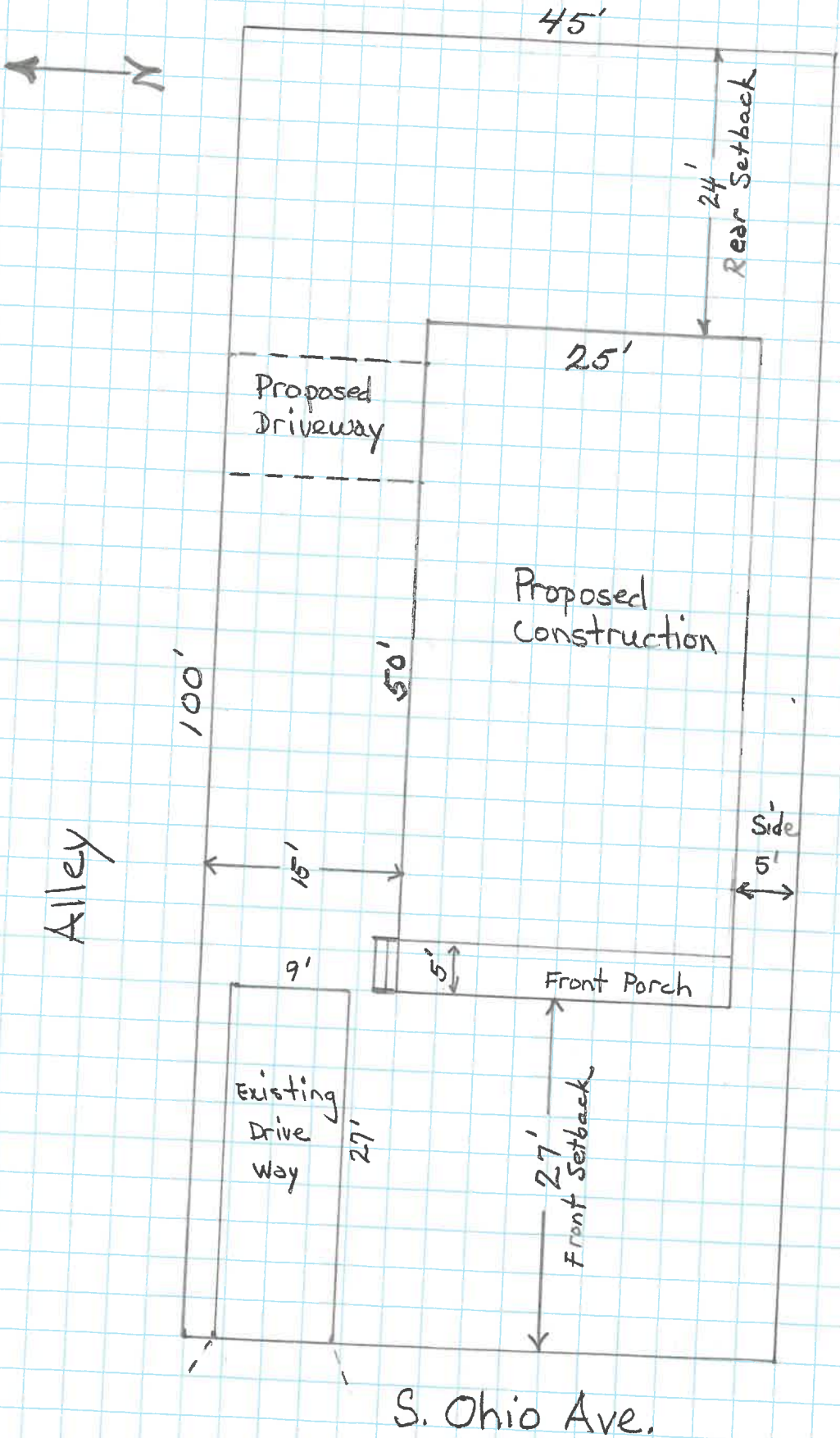
08/03/2022

JOB #

SCALE: AS NOTED

SHEET

Proposed Site Plan - 1114 S. Ohio Ave.



Lot = 4,500 ft²

House = 1,250 ft²

Lot coverage = 28%

DAVIDcochran
CONSTRUCTION, INC
Custom Homes • Additions • Remodels

P.O. Box 91207 Lakeland, Florida 33804 - 1207
Phone (863) 581-5277 • Fax (863) 688-4640
Email: Davidcochraninc@tampabay.rr.com
State License # CR-C058222

1114 S. OHIO AVE.
LAKELAND, FL. 33803

08-09-22

Demolition of Property

To whom it may concern,

The property (wood house) listed above has been deemed to be structurally unsound and unrestorable. In discovery, the house and roof / truss system is unsafe, floor trusses are unstable and in poor condition. The plumbing and electrical systems are not code requirement worthy of repair. Windows and doors will no longer meet todays living standard. Several additions that have been made over the years are in a dilapidated and non-livable state.

It is the recommendation of this Contractor that this structure be demolished and removed from this site. Building a new single family residence in it's place would be the most beneficial use of this lot, for the City of Lakeland, as well as for this neighborhood.

Please call should you need any further information in this matter

Sincerely,
David Cochran
(863) 581-5277

HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
August 25, 2022

Project #	**HPB22-160**
Project Type	**New Construction of a Single-Family House**
Property Address	**1111 Ruby Street**
Historic District; FMSF#	**Lake Hunter Terrace Historic District; N/A**
Owner/Applicant	**Central Florida Income Fund LLC / Ring Construction, Inc.**
Zoning; Context District; Future Land Use; SPI	**RA-3; Urban Neighborhood; Residential Medium**
Existing Use	**Residential**
Adjacent Properties	**Residential**
Previous Approvals	**N/A**

REQUEST

The Applicant requests approval to build a one-story, single-family house with attached garage on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property an interior lot of record (Keystone Addition, Block A, Lot 2) and consists of 0.17 acres (51.8 feet wide by 143.2 feet deep); this lot is currently vacant.

The Applicant requests to build a one-story, single-family house consisting of approximately 1,622 square feet of living area. The home will feature a neo-traditional aesthetic reflecting Bungalow stylistic elements, such as a hipped main roof with a hip-on-gable front roof and porch supported by tapered columns on brick plinths, front façade windows with a five-over-one lite configuration, and a half-lite front door.

Materials proposed for the new houses include:

Scope	Material
Foundation	Concrete stem wall with 21-inch raised foundation; brick veneer over foundation
Exterior Cladding	Hardie lap siding and Hardie board-and-batten in the front porch gable
Trim/Casing	Hardie trim and casing.
Windows	Vinyl single-hung sash windows
Doors	Fiberglass half-lite doors
Roof	Fiberglass architectural shingles on 5/12 pitch roof. Vinyl gable vent.
Fascia/Soffit	Aluminum fascia with vinyl soffit
Porch	Concrete floor and steps; brick veneer plinth with Hardie-wrapped tapered columns
Exterior Paint Colors	Not provided

The site plan proposed for the proposed new construction shows orientation of the home's front façade towards Ruby Street. The proposed building setbacks and porch depth for the house meet the Land Development Code's Urban Neighborhood Standards.

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.

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/Infill Construction.

- 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:

Adjacent to the subject property along Ruby Street exist several one-story houses that exhibit the Bungalow, Frame Vernacular, and Masonry Vernacular styles. Staff finds that the proposed new house is compatible in massing and scale to contributing Bungalow and Frame Vernacular houses found throughout the Lake Hunter Terrace Historic District. The scale and proportion of the house and its architectural elements, including roof pitch and floor-to-ceiling heights, is also compatible with adjacent structures.

Staff finds that the proposed materials are consistent with residences in the surrounding neighborhood and the Design Guidelines. The design of the house displays a neo-traditional style that is compatible with the architectural character of the District. Features such as the hip-on-gable front porch with tapered columns and lap and board-and-batten siding, and half-lite doors are consistent with historical architectural styles found in the neighborhood, as well as the Design Guidelines. However, for design consistency on all four sides of the

house, staff recommends that the windows on the side and rear elevations feature the same divided lite configuration, as well as trim and casing, as the windows on the front elevation.

Finally, the proposed placement of the house on the lot is consistent with the Design Guidelines and Urban Neighborhood Standards in terms of orientation, building setbacks, and porch depth. The front setbacks of the houses on either side of the subject property are 31 feet (1103 Ruby) and 20 feet (1117 Ruby).

STAFF RECOMMENDATION:

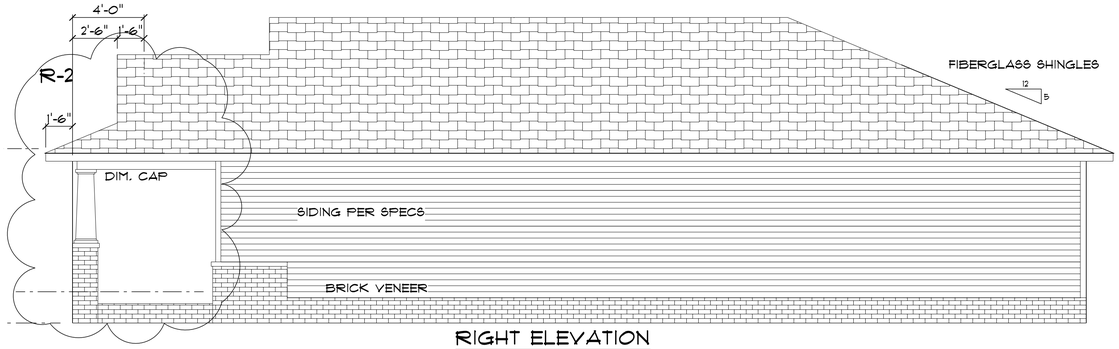
Final approval of the request with the following conditions, to be reviewed and approved by staff prior to permitting:

1. Windows on the side and rear elevations shall feature the same divided lite configuration, as well as trim and casing, as the windows on the front elevation
2. Windows shall comply with the following requirements:
    a. Windows must have exterior-mounted muntins.
    b. Windows also must be recessed to provide a shadow line and not installed flush to the exterior wall surface.
    c. Windows also must include historically appropriate trim, including header, sill, and apron.
3. Hardie lap siding shall have an exposure of 6 inches or less.
4. Use Hardie or fiber-cement material fascia instead of aluminum.
5. Submit an exterior paint color palette for staff review.

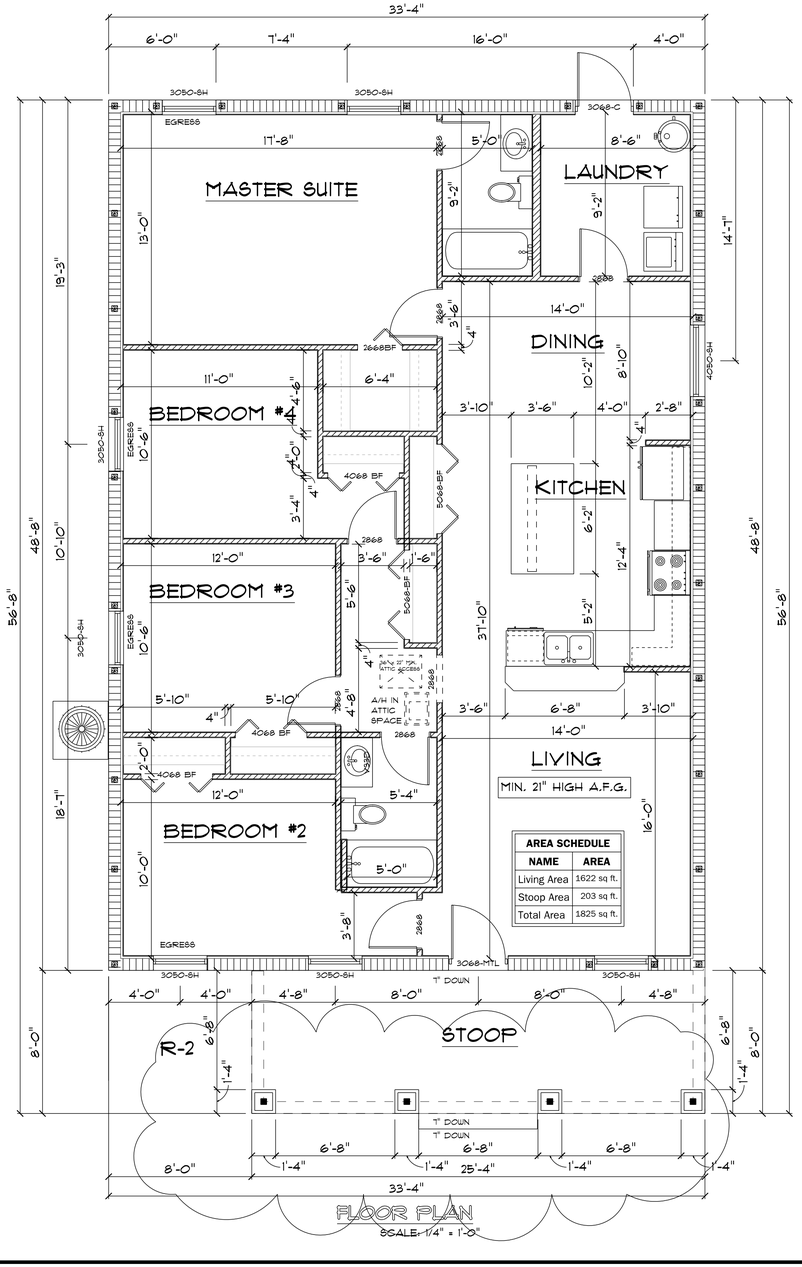
Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



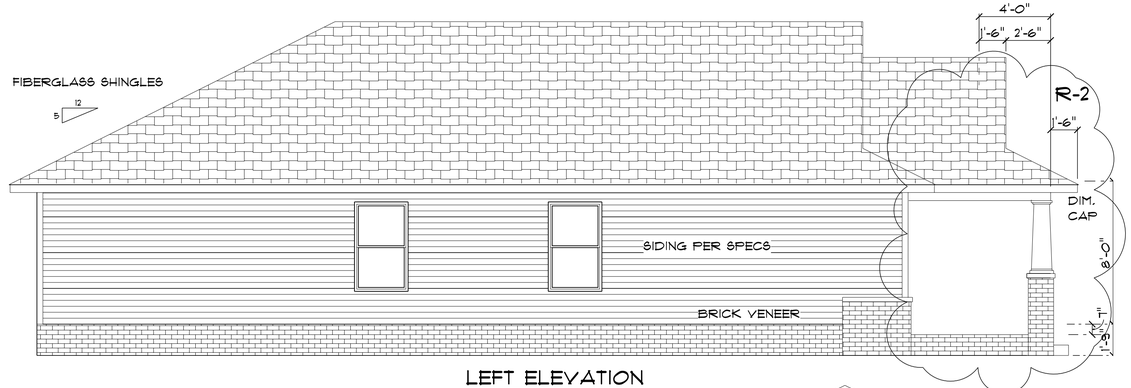
RIGHT ELEVATION



AREA SCHEDULE	
NAME	AREA
Living Area	1622 sq ft.
Stoop Area	203 sq ft.
Total Area	1825 sq ft.

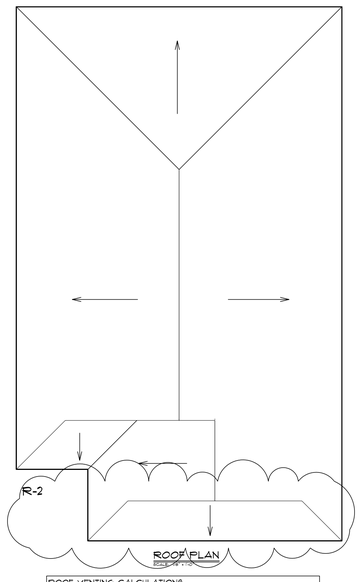
FLOOR PLAN

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

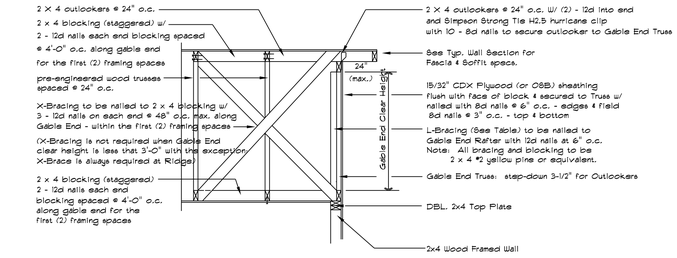
SCALE: 1/4" = 1'-0"



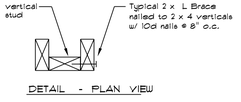
ROOF VENTING CALCULATIONS:
1790S.F. / 150 = 11.93 S.F. TOTAL VENTING REQUIRED
177 L.F. x .15 S.F. (ACI 16" 22.3 S.I./FT. NET FREE AREA SOFFIT)
= 26.6 S.F. TOTAL VENTING PROVIDED

REAR ELEVATION

SCALE: 1/4" = 1'-0"



L - BRACING (MAXIMUM VERTICAL HEIGHT)				
VERTICAL SPACING	WITHOUT BRACING	2 X 4 L - BRACING	(2) 2 X 4 OR (1) 2 X 6 L - BRACING	(2) 2 X 6 L - BRACING
16" O.C.	3'-8"	7'-0"	9'-6"	13'-2"
24" O.C.	3'-3"	6'-2"	8'-4"	11'-6"



DETAIL - PLAN VIEW

WOOD FRAME WALL (OR BEAM) GABLE END TRUSS DETAIL

SCALE: N.T.S.

This structure has been designed in accordance with the 7th edition 2020 FBC and Chapt. 26-31 of ASCE 7 for Structural Review Only, NOT REVIEWED FOR MEP- Mechanical Electrical or Plumbing (3 sec. gust) Wind Vel. of Vult = 140 MPH, Vasd = 108 MPH, Exp. B , Risk Cat. 2 Int. Pr = ± 0.55 GCpi (partially enclosed) ± 0.18 GCpi (enclosed), ± 0 GCpi (open)

DAVID NORRIS ENGINEERING
112 COLEMAN RD.
WINTER HAVEN, FL 33880
(863) 299-1048
FL P.E. #32186 / C.A. #8283

REV.	DATE:	DESCRIPTION
R-1	7/11/2022	OVERALL HISTORIC CODE REVISIONS
R-2	7/29/2022	MAKE ENTRY 8' DEEP PER HISTORIC CODE

PROPERTY OF RESIDENTIAL DESIGNS - DO NOT USE WITHOUT WRITTEN PERMISSION.

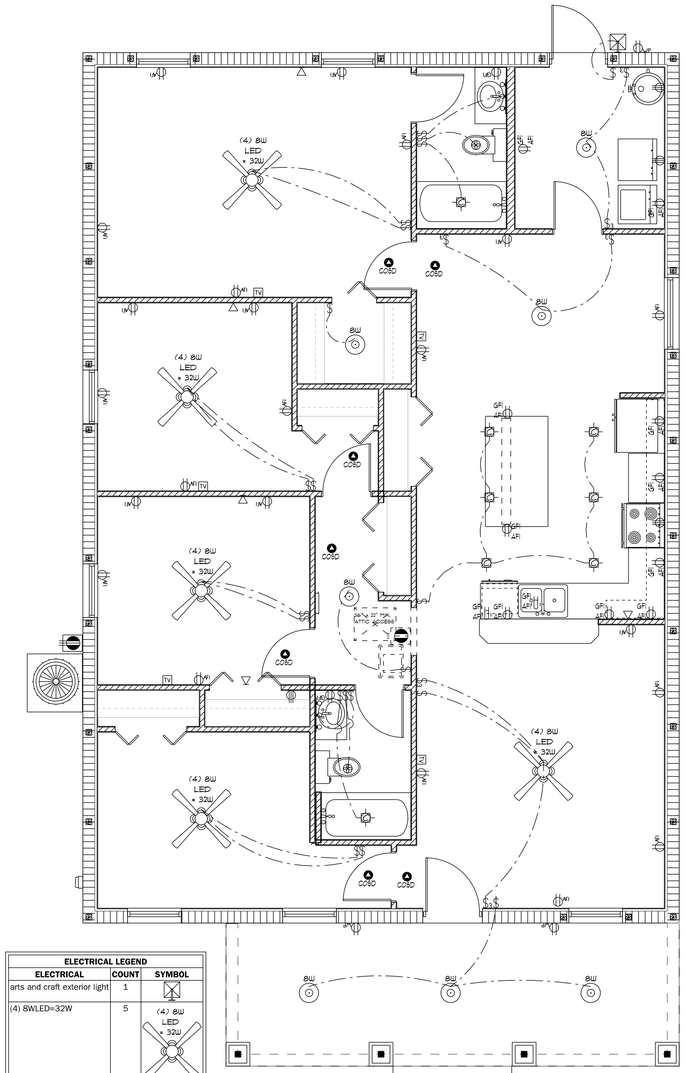
KEN LEDOUX d.b.a. RESIDENTIAL DESIGNS
CUSTOM HOME PLANS, PSALMS 127:1
PH. (863)-956-4748, FAX (863)-956-4748
467 SWEETWATER WAY, HAINES CITY, FL. 33844

THE "AUDREY-RH-A" MODEL
FOR 1111 RUBY STREET
LAKELAND, FL. 33815
RING CONSTRUCTION, INC.

DATE: 7/11/2022

SHEET 1 OF THREE

JOB# 2022-066



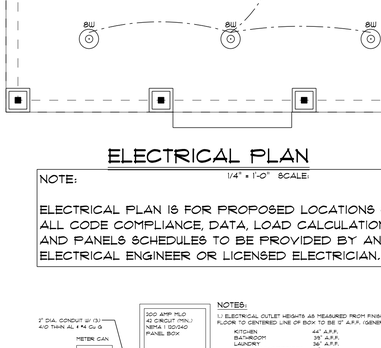
ELECTRICAL PLAN

1/4" = 1'-0" SCALE:

NOTE:

ELECTRICAL PLAN IS FOR PROPOSED LOCATIONS ONLY. ALL CODE COMPLIANCE, DATA, LOAD CALCULATIONS AND PANELS SCHEDULES TO BE PROVIDED BY AN ELECTRICAL ENGINEER OR LICENSED ELECTRICIAN.

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
arts and craft exterior light	1	
(4) 8WLED=32W	5	(4) 8W LED • 32W
8W-CLG.LIGHT	7	8W
Can Light	8	
electrical panel	1	
electrical meter	1	
cable tv outlet	5	TV
carbon monoxide SD	7	COSD
fan	2	
outlet 220v	4	
outlet AFCI	22	AFCI
outlet GFCI	2	GFI
outlet WPGFCI	3	
switch	6	$
switch 3 way	6	$3
switch double	4	$$
telephone	5	
vanity bar light 02	2	
switch triple	2	$$$
GFCI-AFCI outlet	12	GFI AFCI
outlet 220v disconnect	2	



NOTES:

1.) ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF BOX TO BE 5" A.F.F. (GENERAL)

KITCHEN	44" A.F.F.
BATHROOM	35" A.F.F.
LAUNDRY	36" A.F.F.
EXTERIOR WATERPROOF	12" A.F.F.
GARAGE GENERAL	42" A.F.F.
RANGE	7" A.F.F.

2.) ALL TRIM PLATES + DEVICES TO BE GANGED WHEREVER POSSIBLE.

3.) ELECTRICAL SWITCHES CENTERED LINE OF BOX TO BE 47" A.F.F.

4.) ELECTRICAL PLAN IS FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE 2011 NATIONAL ELECTRIC CODE LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR INSTALLATION + SIZING OF ALL ELECTRICAL WIRING + ACCESSORIES.

5.) CARBON MONOXIDE SMOKE DETECTORS SHALL BE INSTALLED, AS DIRECTED BY THE 7th ED. 2020 RESIDENTIAL FLORIDA BUILDING CODE - SECTIONS R314 + R315

6.) ARC FAULT RECEPTICLES IN SPECIFIED ROOMS PER 2011 NEC.

7.) GROUND FAULT INTERUPT RECEPTICLES IN BATHROOMS, SINK AREAS, DISHWASHER, DISPOSAL, GARAGE AND EXTERIOR AREAS PER NEC 2011

8.) COMBINATION ARC FAULT/GROUND FAULT INTERUPT RECEPTICLES IN LAUNDRY AND KITCHEN PER NEC 2011

9.) ARTICLE 406.12 OF THE 2011 NEC, TAMPER RESISTANT RECEPTICLES IN DWELLINGS: IN ALL AREAS SPECIFIED IN 210.52, ALL 15 VOLT, 15 AND 20 AMPERE RECEPTICLES SHALL BE LISTED TAMPER-RESISTANT RECEPTICLES.

10.) NEC 210.11(C)(4) GARAGE OUTLETS W/ 120 VOLT, 20 AMP DEDICATED BRANCH CIRCUIT W/ #12 AWG WIRE.

11.) BONDING GROUND TO BE CONTINUOS FROM GROUND BUSS IN MAIN PANEL TO ALL ELECTRODES EXCEPT AS SPECIFIED IN NEC 250.64 (C).

NEC 250.50 PROVIDE AS MANY ELECTRODE TERMINALS AS POSSIBLE AS FOLLOWS

1. UNDERGROUND METAL WATER PIPE
2. METAL FRAME OF THE BUILDING STRUCTURE
3. CONCRETE ENCASED ELECTRODE
4. GROUND RING
5. ROD OR PIPE ELECTRODES
6. PLATE ELECTRODES
7. OTHER LOCAL METAL UNDERGROUND SYSTEMS OR STRUCTURES

INSTALL PER NEC 250.53-250.56.

2017 NEC RESIDENTIAL ELECTRICAL RISER DIAGRAM N.T.S.

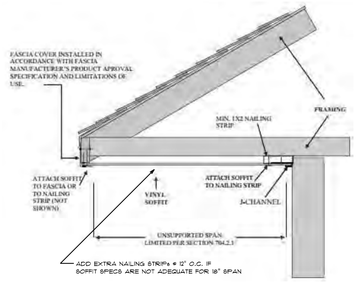
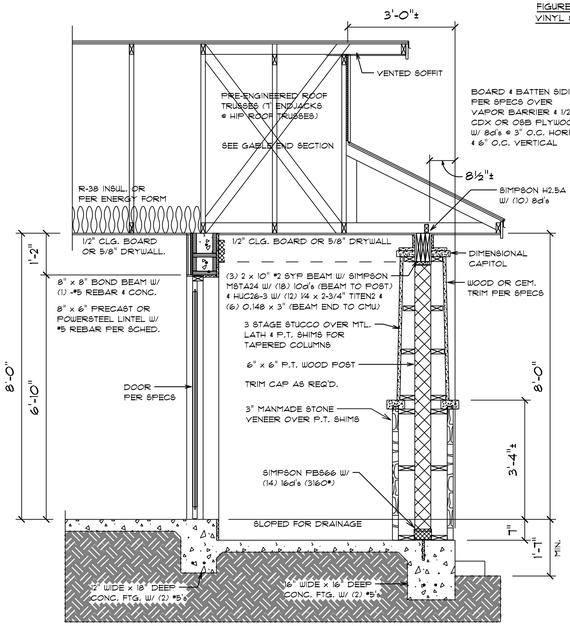
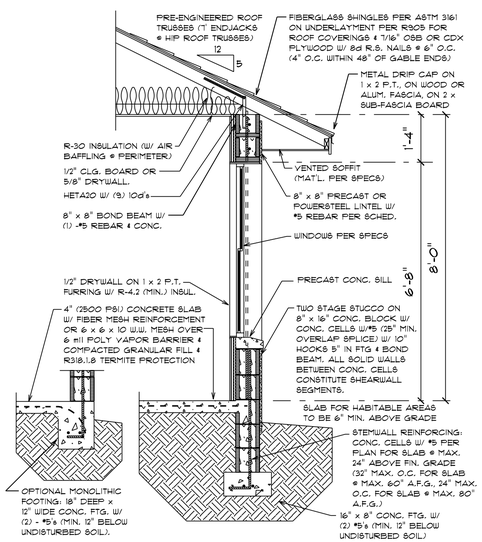


FIGURE R704.2.1TYPICAL SINGLE-SPAN VINYL SOFFIT PANEL SUPPORT - N.T.S.



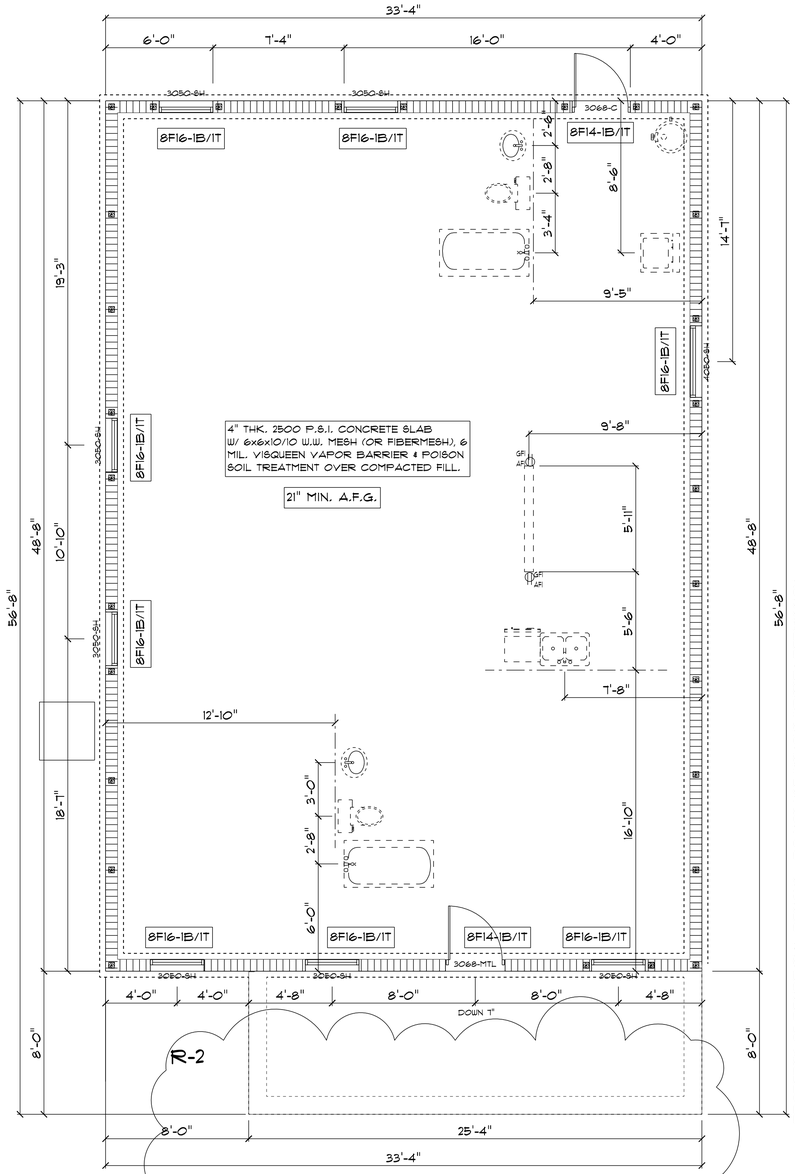
ENTRY WALL SECTION

SCALE: 1/2" = 1'-0"



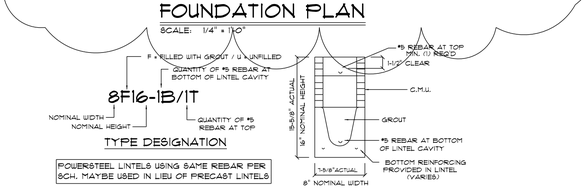
8' CMU TYP. WALL SECTION

SCALE: 1/2" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



FL Product Approval Codes	
Shingles Tamko	35321
FeltGAF	18686
Vents	13081408
Precast	23932
Window MI	1767.1
Sl. gl. dr. Anderson	14998
Ext. Door Masonite	22363.4
Ext. Door Therma-Tru	13459.2
Soffit Plygem	23352
Fascia	7424
Garage Dr. Overhead	14170

PROPERTY OF RESIDENTIAL DESIGNS - DO NOT USE WITHOUT WRITTEN PERMISSION.

REV.	DATE:	DESCRIPTION
R-1	7/11/2022	OVERALL HISTORIC CODE REVISIONS
R-2	7/29/2022	MAKE ENTRY 8' DEEP PER HISTORIC CODE

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THE "AUDREY-RH-A" MODEL
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This structure has been designed in accordance with the 7th edition 2020 FBC and Chapt. 26-31 of ASCE 7 for Structural Review Only, NOT REVIEWED FOR MEP- Mechanical Electrical or Plumbing (3 sec. gust) Wind Vel. of Vult = 140 MPH, Vasd = 108 MPH. Exp. B , Risk Cat. 2 Int. Pr = ± 0.55 GCpi (partially enclosed) ± 0.18 GCpi (enclosed), ± 0 GCpi (open)

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(863) 299-1048
FL P.E. #32186 / C.A. #8283

DATE: 7/11/2022

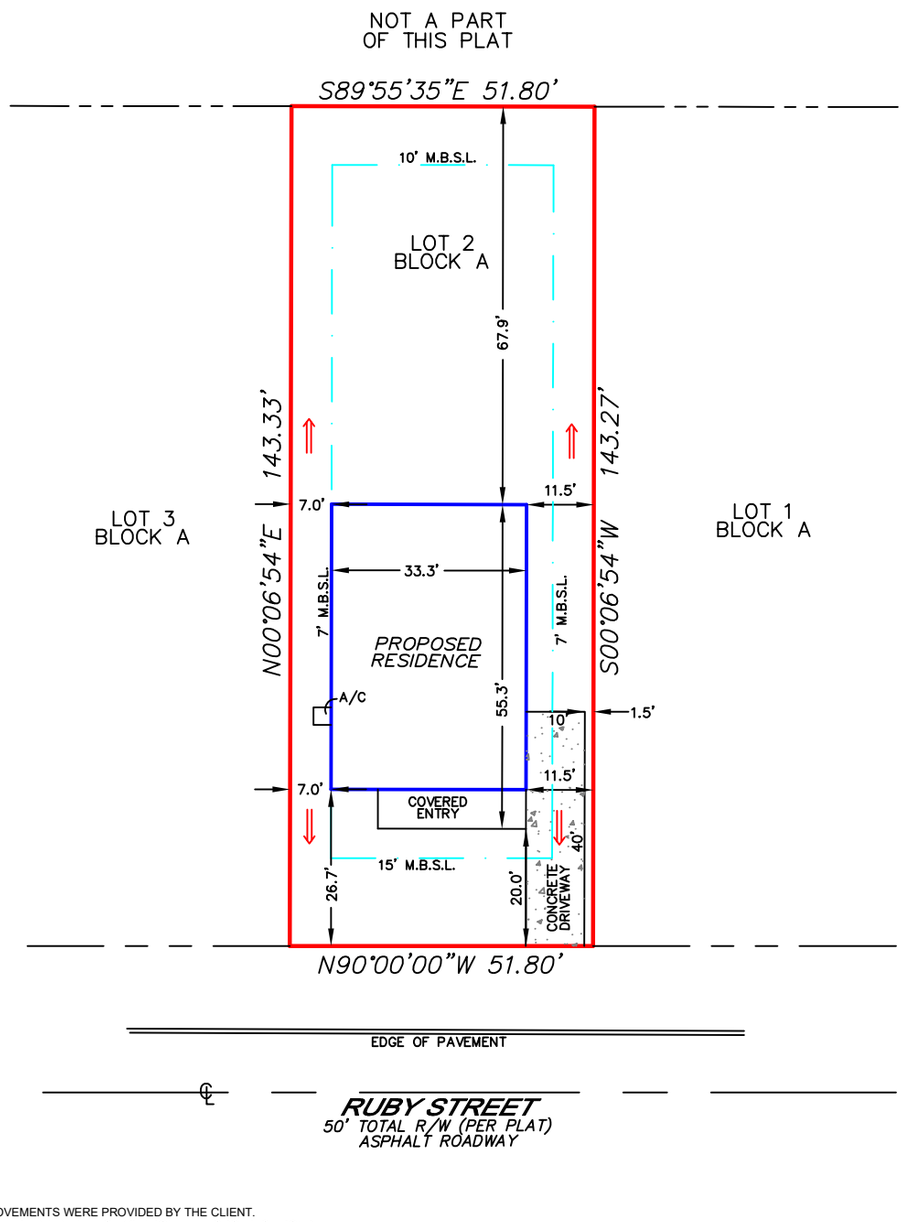
SHEET 2 OF THREE

JOB# 2022-066

SITE PLAN

Legal Description as furnished:

Lot 2 of Lot 4, Block A, KEYSTONE ADDITION, according to the plat thereof as recorded in Plat Book 7, Page 12, of the public records of Polk County, Florida.



SURVEYOR'S NOTES:
1. THIS IS NOT A BOUNDARY SURVEY.
2. BUILDING LOCATION AND PROPOSED IMPROVEMENTS WERE PROVIDED BY THE CLIENT.
3. PROPOSED FINISHED FLOOR ELEVATION WILL BE A MINIMUM OF 12" ABOVE THE CROWN OF ROAD.

Legend:

	=	WF = WOOD FENCE
	=	CLF = CHAIN LINK FENCE
—0—	=	VF = VINYL FENCE
	=	COVERED AREA
	=	CONCRETE
	=	ASPHALT
P	=	PLAT
M	=	MEASURED
D	=	DEEDED
C	=	CALCULATED
P.C.	=	POINT OF CURVATURE
P.C.C.	=	POINT OF COMPOUND CURVATURE
P.R.C.	=	POINT OF REVERSE CURVATURE
P.I.	=	POINT OF INTERSECTION
P.T.	=	POINT OF TANGENCY
C.M.	=	CONCRETE MONUMENT
P.C.P.	=	PERMANENT CONTROL POINT
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.R.M.	=	PERMANENT REFERENCE MONUMENT
I.P.	=	IRON PIPE
I.R.	=	IRON ROD
N&D	=	NAIL AND DISK
℄	=	CENTER LINE
R/W	=	RIGHT OF WAY
R	=	RADIUS
L	=	ARC LENGTH
Δ	=	CENTRAL ANGLE
C	=	CHORD DISTANCE
CH	=	CHORD BEARING
FND	=	FOUND
PG.	=	PAGES
P.B.	=	PLAT BOOK
D.U.E.	=	DRAINAGE AND UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
U.E.	=	UTILITY EASEMENT
A/C	=	AIR CONDITIONER
C/S	=	CONCRETE SLAB
CONC.	=	CONCRETE
P/E	=	POOL EQUIPMENT
TX	=	TRANSFORMER
O.R.	=	OFFICIAL RECORD
LB	=	LICENSED BUSINESS
O.H.L.	=	OVERHEAD LINES
CATV	=	CABLE TV RAISER
BLK.	=	BLOCK
C.B.W.	=	CONCRETE BLOCK WALL
M.B.S.L.	=	MINIMUM BUILDING SETBACK LINE
A/C	=	AIR CONDITIONED

Basis of Bearing:

Bearings shown hereon are based on the SOUTHERLY line of Lot 2, Block A, being N90°00'00"W, assumed.

Property Address:

1111 Ruby Street
Lakeland, Florida 33815

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DEEP SOUTH SURVEYING
596 Terranova Circle
Winter Haven, Florida 33884
863.797.3366
deepsouthsurveying@gmail.com
Certificate of Authentication LB8086

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

GALEN K. BELL — LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER — STATE OF

07/19/2022

Galen K. Bell, PSM #4224

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Certified to/ for the exclusive use of:

Ring Construction

Surveyor's Notes:

1. The surveyor has not abstracted the land shown hereon for easements, right of way, or restrictions of record which may affect the title or use of the land. There may be additional easements and restrictions that are not shown on this survey, but may be found in the public records of this county.
2. No underground improvements have been located except as shown.
3. The property shown hereon appears to lie in "Zone X" an area outside of 100 year flooding, according to FIRM Map Number 12105C0311G, dated 12/22/2016. The surveyor makes no guarantees as to the above statement. Contact your local floodplain official or F.E.M.A. agent for verification.
4. The survey shown hereon was conducted without the benefit of a current title commitment.
5. This surveyor did not review the covenants and restrictions of the plat named in the legal description shown above.

THE FLOOD DATA PROVIDED IS FOR INFORMATIONAL PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

This Survey is intended for mortgage or refinance purposes only. Exclusively for use by those to whom it is certified. This Survey is not to be used for Construction, permitting, design, or any other use without the written consent of DEEP SOUTH SURVEYING, LLC. PHOTOCOPYING FORBIDDEN. COPYRIGHTED MATERIAL.©

SURVEY NO. :	21060021	SHEET NO.:
FIELD DATE:	06/16/2021	
REVIEWED BY:	G.K.B.	1 of 1
SURVEYED BY:	E.W.B.	
DRAWN BY:	K.B.O.	

HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
August 25, 2022

Project #	**HPB22-161**
Property Address; **Historic Name**	**829 East Lime Street** **The J. E. Johnson House (1921 Lakeland City Directory)**
Project Type	**Replacement Siding and Windows**
Historic District; FMSF#	**East Lake Morton Historic District, ELM# 97**
Owner/Applicant	**K-Tech Holdings / Mr. Jon Hansen, Trinity 1 Construction LLC**
Zoning; Future Land Use; **Context District; SPI**	**MF-22; Residential High** **Urban Neighborhood; East Lake Morton SPI and Garden District SPI**
Existing Use	**Residential**
Adjacent Properties	**Residential**
Previous Approvals	**Replace rear windows, 6/17/2008 (2008-116); Fence, 3/11/2022 (HPB22-051)**

REQUEST

The Applicant requests approval to replace all existing siding, as well as to replace nine windows, on the house at the above-referenced address.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot of record (J. B. Speth's First Addition, Lot 3, north half) that is 0.13 acres in size. This property contains a one-story, single-family house built circa 1921, which is a contributing building in the East Lake Morton Historic District. The house on this lot features the Bungalow architectural style, which is expressed by its double gabled roof, triangular knee braces, and a front porch supported by square columns on brick plinths, which has been enclosed. Fenestration consists of double-hung sash windows with a one-over-one lite configuration and metal sash windows. The exterior wall fabric is wood drop or Dutch lap siding and wood shingles.

Due to extensive damage caused by water, termites, and carpenter ants, along with general deferred maintenance, the Applicant requests to remove the existing wood Dutch lap siding and perform any needed repairs to the frame structure from the outside. Sheathing will be applied to the exterior for structural, air/vapor, and insulation improvement. New pine Dutch lap siding matching the historic siding in dimension and profile will be applied to the exterior. On the front of the house, the cedar shakes in the gables will be replaced with Hardie Shingle siding to match the shake appearance. The horizontal wooden banding that wraps around the house will be replaced in kind with cedar or composite material to match the existing appearance.

Additionally, the Applicant requests the replacement of eleven (11) windows. According to the Applicant, the historic windows do not function and are deteriorated. Except for the triple picture window on the west side of the house, the existing window frames will be restored, and new vinyl single-hung sash replacement windows will be installed. The triple picture window opening (W5-W7 on drawings) requires extensive repair and is not salvageable. Reconstruction of the overall opening is needed due to extensive water and termite damage. New wood window trim and casing along with new vinyl replacement windows will be installed in this opening to match the existing triple picture window appearance. On the east side elevation, a small window opening containing a non-historic window is requested to be removed and enclosed with Dutch lap siding.

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

- 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 6.4 Windows and Shutters (for Contributing Buildings)

- Repair of original windows is encouraged and preferred over replacement.
- Replacement of original windows should only be considered in cases where original windows have deteriorated beyond reasonable repair.
- Windows should reflect the architectural style of the building.
- Existing wood or metal window trim and other decorative details contributing to the building's character should be retained.
- Window openings should be kept in the same proportion as originally provided.
- Window head heights should be consistent throughout the building.
- Replacement window requirements:

- If applicable, must retain the same divided lite/pane pattern as the original;
- Any muntins must be dimensional and exterior mounted, approximately of the same dimension as the original windows;
- Must be installed at least 2 inches inside the frame of the window (flush installation is not permitted);
- Double or grouped windows may not be separated by a standard mull bar and must be separated by a wood or similar mullion of the same dimension as the original mullion.
- Window must be trimmed out with wood or similar of the same design as the original, including angled sill and top drip edge.
- Possible substitutes must be approved by the Historic Preservation Board.

Sub-Chapter 6.5 Siding and Exterior Wall Cladding: Wood Siding.

- Preserve and maintain original wood siding. Repair in-kind where needed.
- 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:

Staff finds the request to be consistent with the Standards and Design Guidelines with regard to replacement siding and windows, due to the severity of the damage to these features as expressed by the Applicant. With regard to the enclosure of small window opening on the east side elevation with Dutch lap siding, staff finds this alteration to be acceptable given its location on a secondary elevation, and its inconsistent size with the other windows on the house.

STAFF RECOMMENDATION:

Final Approval of the request with the following conditions, to be reviewed by staff prior to permitting:

1. Replacement windows shall comply with the following requirements:
    a. Windows with a one-over-one lite configuration to be used.
    b. Replacement windows shall be recessed to provide a shadow line and shall not be flush mounted.
    c. Where window trim and casing is replaced, the replacement shall match the original trim and casing in material, dimensions, and profile.
2. Knee brackets in the front gables shall be maintained; and
3. Corner boards at all corners of the house shall be maintained.
4. Front gable vent shall be maintained.

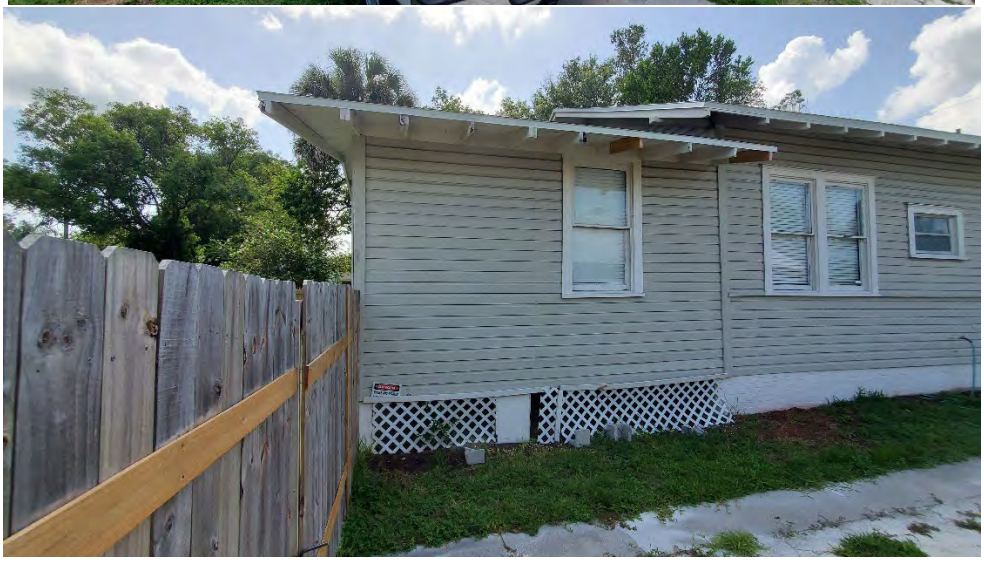
Report prepared by: Emily Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board

829 East Lime Street Existing Conditions

Front of House

Left (west) side

Right (East) Side



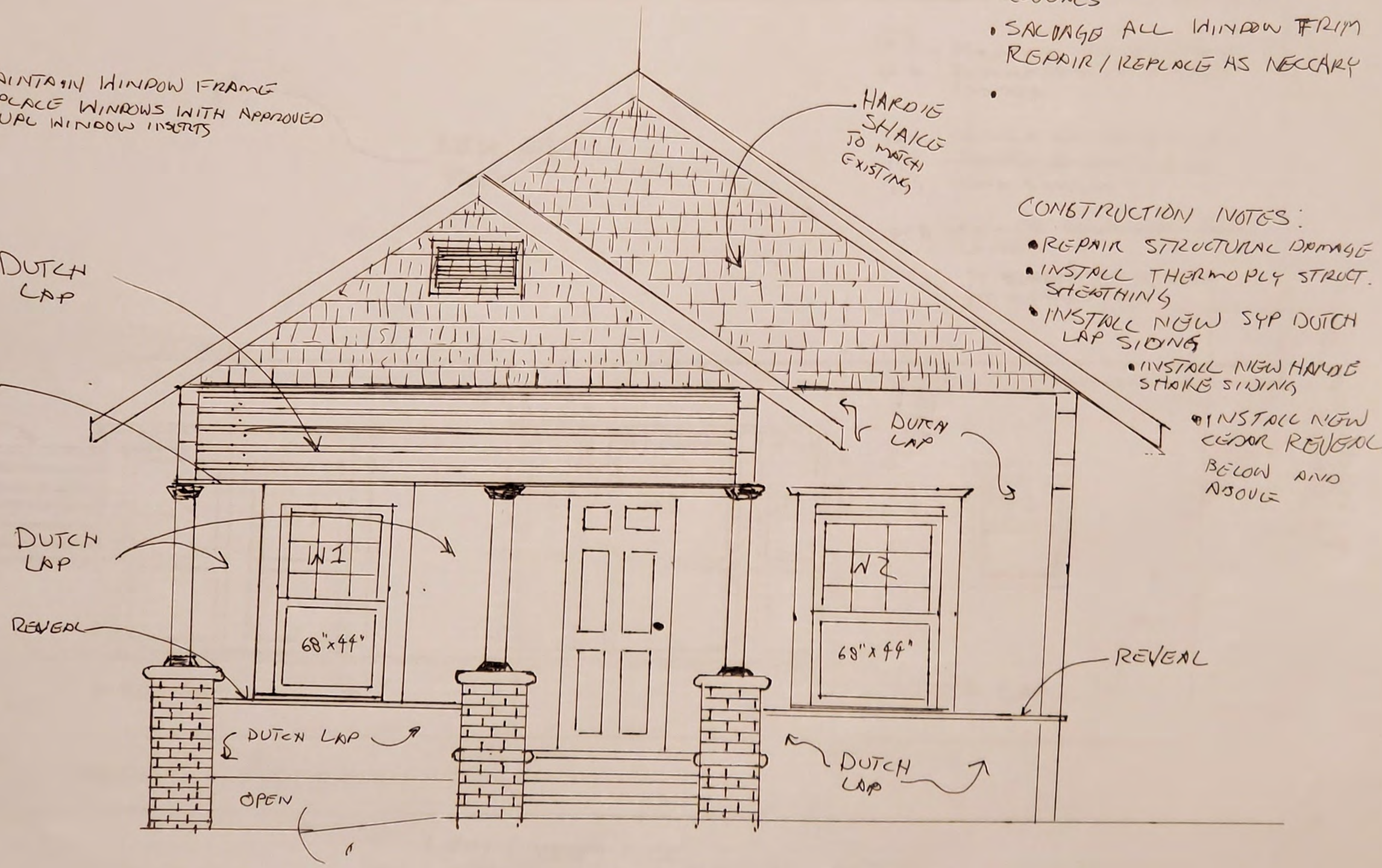
DEMO NOTES:

- REMOVE ALL SIDING AND REVEALS
- SALVAGE ALL WINDOW TRIM REPAIR / REPLACE AS NECCARY
-

CONSTRUCTION NOTES:

- REPAIR STRUCTURAL DAMAGE
- INSTALL THERMOPLY STRUCT. SHEATHING
- INSTALL NEW SYP DUTCH LAP SIDING
- INSTALL NEW HARDIE SHAKE SIDING
- INSTALL NEW CEDAR REVEAL BELOW AND ABOVE

W1 - MAINTAIN WINDOW FRAME REPLACE WINDOWS WITH APPROVED EQUAL WINDOW INSERTS
W2 - EQUAL WINDOW INSERTS



SEE EAST SIDE ADDITION

NEW ROOF

W9
W11 - REPAIR WINDOW FRAME
W12 - REPLACE WINDOW ASSEMBLY WITH SIMILAR

W10 - REMOVE WINDOW COVER WITH DUTCH LAP SIDING (CURRENTLY ACOMINUM JALOUSIE WINDOW)

DUTCH LAP

W12

W11

W10

REMOVE COVER W/ SIDING

W9

DUTCH LAP

REVEAL

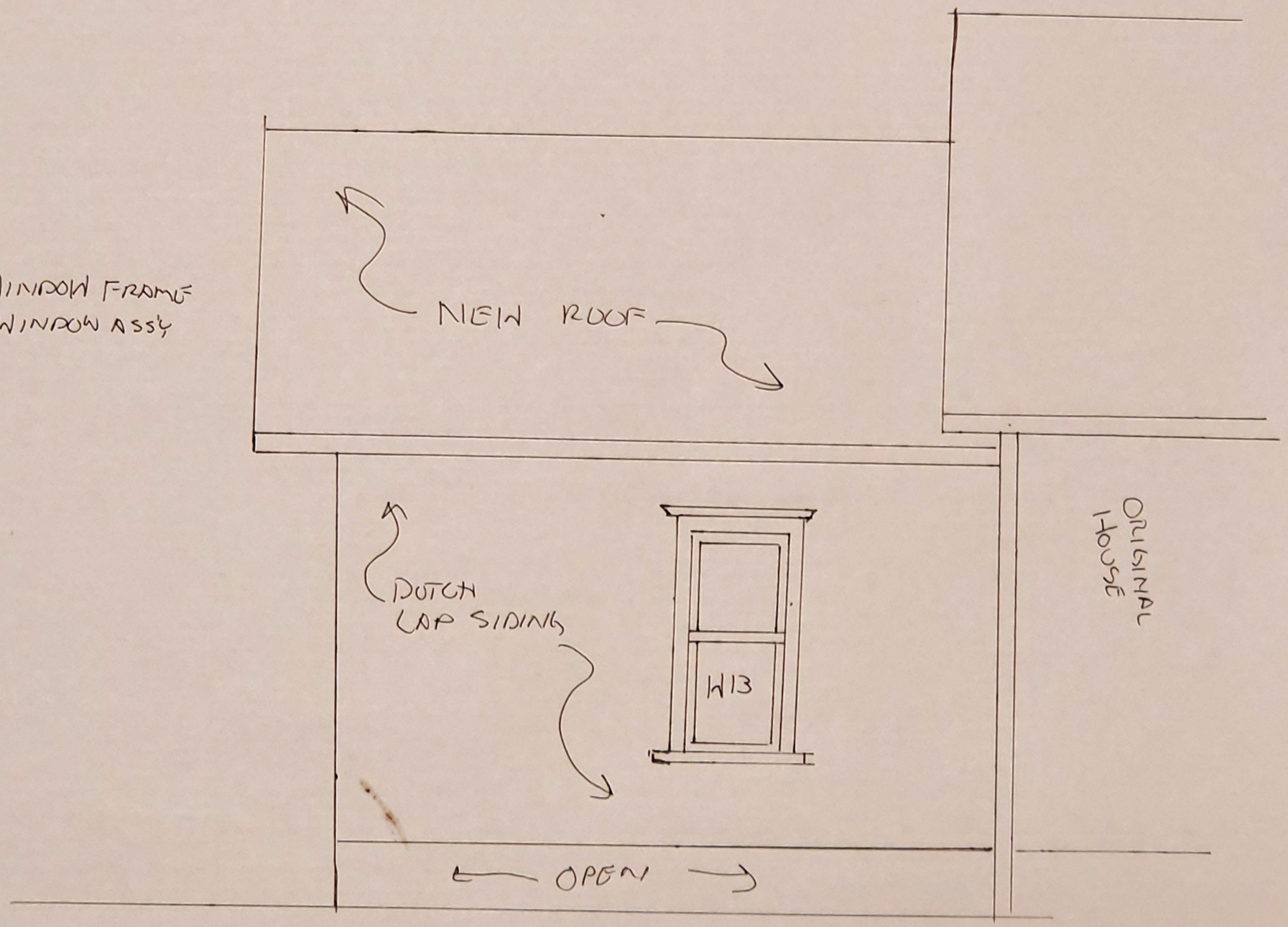
DUTCH LAP

BRICK FOUNDATION

OPEN

EAST SIDE ORIGINAL HOUSE

W13 - REPAIR WINDOW FRAME
REPLACE WINDOW ASSY



EAST SIDE ADDITION

IN3 - MAINTAIN WINDOW FRAME
IN4 REPLACE WINDOWS W/ EQUAL INSERTS

IN5 - REMOVE ALL WINDOW COMP.
IN6 - REPLACE WINDOW ASEMBLY
IN7 WITH SIMILAR

W8 - NEWER ALUMINUM FRAME WINDOW
- TO ~~BE~~ BE REPLACED AT A LATER DATE

NEW ASPHALT ROOF

DUTCH LAP

IN3 IN4 IN5 IN6 IN7 W8

DUTCH LAP DUTCH LAP

BRICK FOUNDATION

ADDITION BEYOND

LEFT (WEST) SIDE

HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
August 25, 2022

Project #	**HPB22-162**
Project Type	**New Semi-Circular Driveway and Existing Driveway Expansion**
Property Address; Historic Name	**1905 Pawnee Trail; Key-Albert-Brown House**
Historic District; FMSF#	**Beacon Hill Historic District; BH#36**
Owner/Applicant	**Merlin Properties of Central Florida, LLC**
Future Land Use; Zoning; Context District	**Residential Medium; RA-1; Urban Neighborhood**
Existing Use	**Residential**
Adjacent Properties	**Residential**
Previous Approvals	**N/A**

REQUEST

The Applicant requests approval to construct a new semi-circular driveway in the front yard of the subject property, as well as expand the existing driveway.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot of record (Beacon Hill Subdivision, Block 6, Lots 25, 26, and 27) that is 0.46 acres in size. On the subject property is a one-story house, built circa 1939 in the Ranch architectural style, which is a contributing building in the Beacon Hill Historic District.

The request proposes to construct a new semi-circular driveway within the front yard of the subject property and connecting to the existing driveway located on the north side of the property. The driveway is proposed to be concrete and brick in material and the dimensions will be 10 feet wide by 83 feet long; the driveway will require a new curb cut at along Pawnee Trail and a concrete apron. Additionally, the Applicant wishes to increase the width of the existing driveway, currently 16 feet wide, to a width acceptable to the Design Review Committee. This driveway provides access to the existing two-car garage on the property. According to the Applicant, this driveway provides barely enough space to park two vehicles side by side.

APPLICABLE GUIDLINES:

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.

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 New Residential Construction and Infill Development
Sub-Chapter 4.11.4 Sidewalks and Driveways and Sub-Chapter 4.11.5 Off-Street Parking.

- New site elements should complement, not detract from, historic site elements, the character of the structure they serve, and the surrounding district.
- Site elements that are not visible from the public right-of-way are less likely to detract from views of the historic structure or the overall character of the district.
- Use of compatible design configurations and consistent materials (concrete, brick, porous pavers) for sidewalks and driveways.
- Driveways to accommodate tandem parking along the side of the principal structure.
- Driveways no wider than 10 feet.
- Broad expanses of front-loaded parking is discouraged.
- Semi-circular driveways are not acceptable, except for the Beacon Hill Historic District.

ANALYSIS:

Staff finds the request for the semi-circular driveway to be consistent with the Design Guidelines in design and material, as the Guidelines allows for semi-circular driveways in the Beacon Hill Historic District where the width of the subject property can reasonably accommodate the placement of such a driveway. This driveway will appropriately connect to the existing driveway.

With regard to the existing, 16-feet wide driveway, given the precedence of wider lots and driveways for two-car garages within the Beacon Hill neighborhood, as well as the past actions of the Design Review Committee to allow driveways up to 20 feet wide for certain new residential construction projects, staff finds expanding the existing driveway by four feet, for a maximum width of 20 feet, to be appropriate in keeping with the character of the Beacon Hill neighborhood.

STAFF RECOMMENDATION:

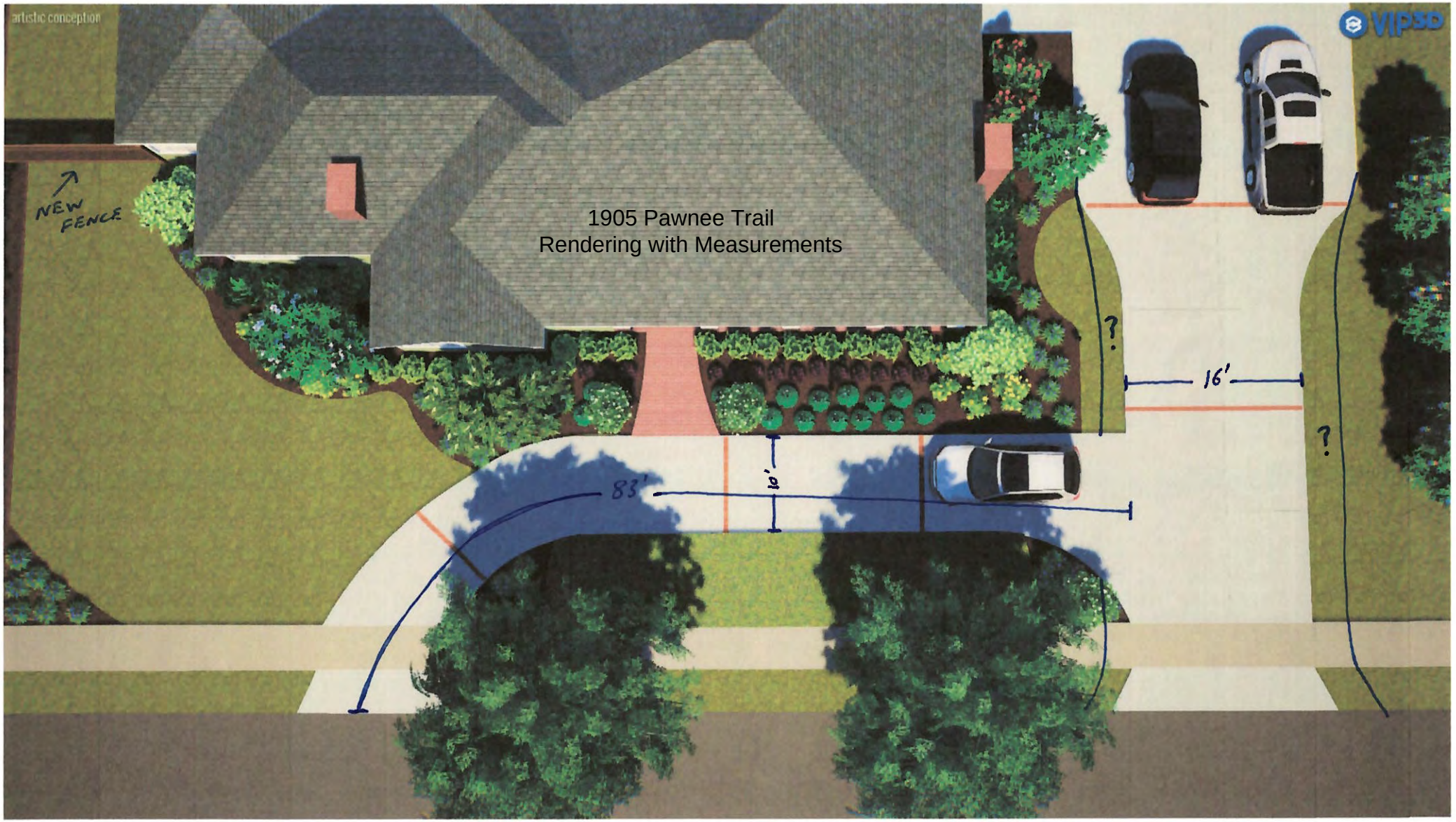
Final approval of the request with the following conditions:

1. Apron flares shall be limited to 3 feet each for the new curb cut; and
2. The existing driveway may be expanded to a maximum width of 20 feet.

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

artistic conception
VIP3D
1905 Pawnee Trail Rendering 1

artistic conception
VIP3D
1905 Pawnee Trail Rendering 2


artistic conception
VIP3D
NEW FENCE
1905 Pawnee Trail
Rendering with Measurements
?
16'
?
83'
12'