



AGENDA
HISTORIC PRESERVATION BOARD
Lakeland City Hall, City Commission Chambers
March 26, 2026, 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, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: ADASpecialist@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 February 26, 2026 Historic Preservation Board meeting minutes
- III. Old Business:
 - A. Historic Lakeland, Inc. Watch List Report
 - i. 2430 New Jersey Road*
 - ii. 632 Easton Street*
 - iii. 2304 Carolina Avenue*
 - iv. 417 Frank Lloyd Wright Way (C.W. Deen House)
 - v. 412 N. Massachusetts Avenue*
 - vi. 104-106 E. Main Street (Hartsell Building)
 - vii. 121-123 N. Kentucky Avenue (Montgomery Ward Building)
 - viii. 321 W. Peachtree Street*
 - ix. 809 Cornelia Avenue
- IV. New Business:
 - A. Annual Review of By-Laws and the Rules of Procedure for the Historic Preservation Board
 - B. Announcement: Lake Morton Historic Home Tour this Saturday, March 28, 2026, 11:00am – 4:00pm, tour starts at Florida Southern College’s Frank Lloyd Wright Visitor Center.
- V. Adjourn for Design Review Committee

*Not located within a Historic District.

MINUTES

HISTORIC PRESERVATION BOARD

City Commission Chambers

Thursday, February 26, 2026

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; Bruce Anderson, Tracey Downey, Abigail Hunt-Tidwell, Ricardo Jimenez, Chris Olson, and Michael Porter were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant, and Katie Prenoveau, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

Chair Dr. Bruce Anderson called the Thursday, February 26, 2026 meeting of the Historic Preservation Board (“Board”) to order at 8:36 a.m. A quorum was reached, as six Board members were present.

II. Review and Approval of Previous Meeting Minutes

Mr. Chris Olson motioned to approve the December 18, 2025 meeting minutes as presented. Ms. Tracey Downey seconded the motion. The motion passed 6—0.

III. Old Business:

A. Historic Lakeland, Inc. Watch List Report. Ms. Emily Foster provided the Board with an update on 417 Frank Lloyd Wright Way.

- i. 2430 New Jersey Road*
- ii. 632 Easton Street*
- iii. 2304 Carolina Avenue*
- iv. 417 Frank Lloyd Wright Way (C.W. Deen House)
- v. 412 N. Massachusetts Avenue*
- vi. 104-106 E. Main Street (Hartsell Building)
- vii. 121-123 N. Kentucky Avenue (Montgomery Ward Building)
- viii. 321 W. Peachtree Street
- i. 809 Cornelia Avenue

*Not located within a Historic District; brief building histories provided to Board

IV. New Business: NONE

V. Adjourn for Design Review Committee.

The meeting adjourned at 8:42 a.m.

Chair, Historic Preservation Board

Senior Planner, Historic Preservation



AGENDA
DESIGN REVIEW COMMITTEE
Lakeland City Hall, City Commission Chambers
March 26, 2026
immediately following the Historic Preservation Board Meeting

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- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the February 26, 2026 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.
 - B. [HPB26-033 – 832 Central Avenue](#)** – Final Approval requested to replace the siding on the house at the subject address. Owner: WPH Investments LLC. Applicant: Brad Wagner.
 - C. [HPB26-037 – 1107 Biltmore Place](#)** – Final Approval requested to install new siding over the existing siding and replace eleven windows on the house at the subject address. Owner: Savannah Osteen. Applicant: Steve Blake, Heart in Home Construction.
- V. Other Business: None
- VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE

City Commission Chambers

Thursday, February 26, 2026

Immediately following Historic Preservation Board meeting

(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; Bruce Anderson, Ricardo Jimenez, Chris Olson and Michael Porter were present. Historic Preservation Board members Tracey Downey and Abigail Hunt-Tidwell were also present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant, and Katie Prenoveau, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

The meeting was called to order by Chair Michael Porter at 8:43 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Dr. Bruce Anderson made a motion to approve the January 22, 2026 minutes as presented. Mr. Chris Olson seconded the motion. The motion passed 4—0.

III. Review of Certificates of Review administratively approved.

A list of thirteen (13) administratively approved Certificate of Review projects covering the period 1/16/26-2/16/26 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 Assistant City Attorney Katie Prenoveau.

B. **HPB26-012 – 811 Cumberland Street** – Final Approval requested to replace eleven wood windows with white vinyl windows on the second story of the house at the subject address. Owner: Loren Hulse Revocable Trust. Applicant: West Shore Home.

Chair Porter introduced the request and then asked if there were any conflicts of interest pertaining to this agenda item. Dr. Bruce Anderson recused himself from the vote for this item.

Ms. Emily Foster presented the staff report, stating the subject property is an interior lot of record that is 0.16 acres in area. This lot contains a single-family house in the Bungalow architectural style, built circa 1925, that is a contributing building in the South Lake Morton Historic District. The two-story house has a rectangular plan oriented to Cumberland Street and features a double front-gabled roof with a side gabled second story. The front porch is supported by three tapered, stuccoed columns. Additional character-defining

features of the house include decorative beams in the gables, 90-degree lattice in the gable vents, stucco cladding, a brick chimney, and a combination of three-over-one wood double-hung sash and ten-lite wood casement windows. On January 8, 2026, a Code Enforcement violation was issued for replacing eleven windows on the second story of this house without a Certificate of Review and Building Permit. The historic double-hung sash wood windows were replaced with double-hung sash vinyl windows with a three-over-one simulated divided lite appearance with the "grids" sandwiched between the double-pane window glass. All original window trim and casing appear to have been retained. Based on the code violation, a Stop-Work Order was issued. The Applicant applied for Minor Review (HPB26, but that application was denied as the window replacement was inconsistent with the Design Guidelines for Historic Properties. The Applicant also has applied for a building permit, which is currently pending due to this request. According to the Applicant, the historic wood windows that were removed have been disposed of.

Ms. Foster stated that the request was evaluated using Article 11 of the Land Development Code, Secretary of the Interior's Standards #9 and #10, and Chapter 6 of the Design Guidelines for Historic Properties. Typically, window replacement requires only staff-level review and approval, as long as the replacement window complies with the Design Guidelines. Because the request did not comply with the Design Guidelines, it was referred to the Committee for review. Original windows are character-defining features of a historic building, and their replacement with modern windows can adversely affect the architectural integrity of a building. The architectural style of the subject house is Bungalow, which is expressed in part by its three-over-one historic wood windows. In cases of severe deterioration, replacement windows may be approved as long as adequate justification is provided and the replacement windows match the historic windows in appearance, including: pane configuration, dimensional muntins attached to the exterior glass, installation with an adequate recess and profile, and maintaining or replicating the historic trim and casing. Staff finds that the justification statement provided by the Applicant does not meet the guidelines for replacing the subject windows, as the statement did not prove the windows satisfied the conditions of being "beyond repair." Instead, the statement cited poor insulation, increased energy costs, inoperability, and deteriorating wood. In one photograph provided by the Applicant, the sill of the window is clearly rotting due to a window air conditioning unit in that window, and the rot has been caused from the condensation of the A/C unit. The other photographs suggest windows in repairable condition. Further, the Design Guidelines do not include energy efficiency as a reason to replace windows. While the original window trim was maintained, keeping the original profile of the window openings, staff finds that the replacement window grids are sandwiched between the double-pane window glass, which does not comply with the exterior-mounted, dimensional muntin requirement. In addition, the frame of the replacement window adds bulk to the window opening, which results in a visually smaller window sash than the historic wood windows.

Ms. Foster stated for these reasons, staff finds this request does not comply with the Design Guidelines and recommends denial of the request as submitted.

As the historic windows have been disposed of, staff suggests replacement wood or composite sashes be constructed to fit within the original frame, per the Design Guidelines.

Chair Porter asked if the applicant had any additional comments or questions. Mr. Rob McAlister with West Shore Home was present in support of the request. Mr. McAlister stated the windows were not in repairable condition based on the glazing being peeled back, condensation damage on the frames of the windows, the ropes on the pulley system being painted over made the windows inoperable, causing a safety concern, as well as a fire hazard.

A lengthy discussion ensued among the Applicant, Board and staff regarding the window replacement process and options for the applicant to make the windows compliant with the Design Guidelines for Historic Properties.

Mr. McAlister asked the Board for a recess to make a call to confirm that West Shore Home can provide the windows needed to be in compliance with the Design Guidelines for Historic Properties.

Chair Porter granted a ten minute recess at 9:20 a.m.

The meeting reconvened at 9:29 a.m.

In response to Chair Porter, Mr. McAlister stated West Shore Home is able to create the simulated divided lite, three-over-one double-hung windows with the exterior grids.

In response to Chris Olson, Mr. McAlister stated the windows will all be brand new.

MOTION: Final approval of the request with the condition that the upper sashes of the replacement windows have exterior grids applied to them. (C. Olson/R. Jimenez, 4—0).

V. Other Business: NONE

VI. Adjournment: There being no further business, the meeting was adjourned at 9:33 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation

Number Location Description	Milestone	Approved
HPB26-005 742 WINFREE AVE, LAKELAND, FL 33801 The shed will be 16X16 feet=256 square feet, which is less than 300 square feet. The shed will have a gable roof with the same roof shingles and lap siding to match house. The external painting will be the same colors of the house.	Certificate of Review Issued	02/26/26
HPB26-022 929 OSCEOLA ST, LAKELAND, FL 33801 We are planning on converting the shed into a better storage shed as the current shed is very exposed to the elements and not sealed nor air conditioned.	Certificate of Review Issued	03/05/26
HPB26-027 801 HOLLINGSWORTH RD, LAKELAND, FL 33801 Install new electric garage doors, matching size of existing garage doors.	Certificate of Review Issued	03/06/26
HPB26-029 846 ORANGE ST E, LAKELAND, FL 33801 Replace 8 existing wood and vinyl windows on the west side of home with single-hung sash vinyl windows (FL#21637) with a Prairie simulated divided lite grid on the upper sash to match historic windows. The historic wood windows are extremely rotted. The existing newer windows on the front, rear and east side of the house will have the Prairie style simulated divided lite grids added to the exterior glass.	Certificate of Review Issued	02/20/26
HPB26-030 815 MISSOURI AVE S, LAKELAND, FL 33815 Replace 3 existing non-historic picture windows on the rear elevation with new aluminum picture windows (NOA#23-0816.01). Replace existing non-historic front door with oval glazing with a Plastpro fiberglass door with Prairie-style glazing (NOA#15180.1-12). Replace existing non-historic solid rear door with a Plastpro fiberglass half-lite door with two panels (NOA#15180.1-12).	Certificate of Review Issued	02/20/26
HPB26-031 740 CLAYTON AVE S, LAKELAND, FL 33801 Replace 5 non-historic vinyl windows with vinyl double-hung sash windows (FL#11720.9) and one pair of French doors with a vinyl sliding glass door (FL#12323.24), size for size, on the rear elevation of the house.	Certificate of Review Issued	02/19/26
HPB26-034 915 SUCCESS AVE, LAKELAND, FL 33803 Installing stockade wood fence 6' on side rear and 4' height on side at northern side of the subject property.	Certificate of Review Issued	02/19/26
HPB26-035 964 FRANK LLOYD WRIGHT WAY, LAKELAND, FL 33801 Install 50 linear feet Of 6' High Board On Board Style Wood Fencing along rear property line of subject property.	Certificate of Review Issued	03/03/26
HPB26-036 960 FRANK LLOYD WRIGHT WAY, LAKELAND, FL 33801 Installation of 70 linear feet of 6' High Board On Board Wood Fencing along the rear of the subject property.	Certificate of Review Issued	03/03/26
HPB26-039 632 BELMAR ST W, LAKELAND, FL 33803 There is an existing gravel driveway on the property that is overgrown. Installation of edging pavers to the existing driveway bed and then adding new gravel to the driveway. The driveway measures 10 feet wide by 60 feet long.	Certificate of Review Issued	03/06/26

HPB26-040 1113 DOROTHY ST, LAKELAND, FL 33815 A 6 ft. tall wood privacy fence exists in the back and side yards of the subject property, which is situated about 4.5 feet	Certificate of Review Issued	03/12/26
HPB26-041 1905 PAWNEE TRL, LAKELAND, FL 33803 CHANGE OUT 2 GARAGE DOORS, SIZE FOR SIZE	Certificate of Review Issued	03/11/26
HPB26-042 619 BELMAR ST W, LAKELAND, FL 33803 Installation of an 18x12 (216 SF) outdoor detached pavilion in the back yard of the subject property. Pavilion will have a gabled roof supported by square columns on brick bases.	Certificate of Review Issued	03/11/26
HPB26-043 1031 LIME ST E, LAKELAND, FL 33801 Install 198' - 6' High "Clay" style tongue and groove vinyl fencing in the rear and east side yards of subject property.	Certificate of Review Issued	03/11/26
HPB26-044 907 VISTABULA ST, LAKELAND, FL 33801 Replace 5 non-historic windows with PlyGem vinyl single-hung sash windows (FL#14911). Remove one door on the rear elevation and convert second door on rear elevation to a double door. Remove 3 non-historic windows on rear addition. Where windows and doors were removed and where siding is damaged, install wood drop lap siding to match existing siding.	Certificate of Review Issued	03/12/26
HPB26-045 609 PARK ST W, LAKELAND, FL 33803 Accessory structure had a fire, existing windows blown out, melted, and damaged beyond repair. Four windows to be replaced. Existing window type unknown due to damage. Replace with 1X3 pressure treated buck, Renaissance windows, Model 8500 single hung. White frames, double pane with low E/Argon Gas.	Certificate of Review Issued	03/16/26

Total Planning Projects Approved: 16



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
March 26, 2026**

Project #	HPB26-033
Project Type	Replacement Siding
Property Address; Historic Name	832 S. Central Avenue The Thomas and Lorraine Cain House (1952 Lakeland City Directory)
Historic District; FMSF#	Lake Hunter Terrace Historic District; #PO06383
Owner/Applicant	WHPH Investments LLC / Brad Wagner
Zoning District; Future Land Use; Context District; SPI	RA-3; Residential Medium; Urban Neighborhood
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	Minor Exterior Alterations, 11/5/2025 (HPB25-210)

REQUEST

The Applicant requests approval to cover existing wood Dutch lap siding with HardiePlank lap siding.

SUMMARY OF BACKGROUND INFORMATION

The subject property is a lot at the southeast corner of South Central Avenue and West Marjorie Street (Hardins First Addition, Block D, Lot 12 & west 35 feet of Lot 11) that is 0.29 acres in size. This property contains a one-story, single-family house built in 1952, which is a contributing building in the Lake Hunter Terrace Historic District. The house on this lot is a mixture of the Frame Vernacular and early Ranch architectural styles, expressed by its hipped roof, integrated front porch, and one-over-one double-hung sash wood windows. The single-vehicle, front-facing garage has been enclosed. The house is clad in Dutch (drop lap) lap siding with an approximate 6-inch exposure.

The Applicant requests to cover the existing siding and install HardiePlank lap siding. Hardie trim will also be used for window and door openings and corner boards.

APPLICABLE GUIDELINES:

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

The following *Standards* apply to this request:

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

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

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

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

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

The following *Design Guidelines* apply to this project:

Chapter 6 Exterior Architectural Features: Alteration and Maintenance

Sub-Chapter 6.5 Siding and Exterior Wall Cladding.

Wood Siding:

- 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:

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

Staff finds that fiber-cement lap siding is an acceptable replacement for standard wood lap siding according to the Design Guidelines. However, as the James Hardie company does not produce a lap siding with the Dutch lap profile, staff recommends repairing the existing siding or replacing the siding with wood siding matching the Dutch lap profile instead of using the Hardieplank lap siding.

STAFF RECOMMENDATION:

1. Denial of the request as submitted.
2. Final approval of wood replacement siding that matches the Dutch lap profile and dimension of the existing siding and trim, or repair of existing siding and trim with matching material.

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



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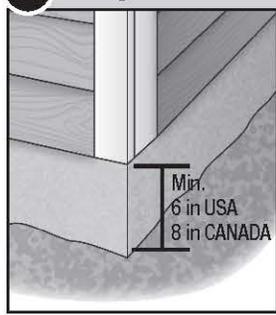
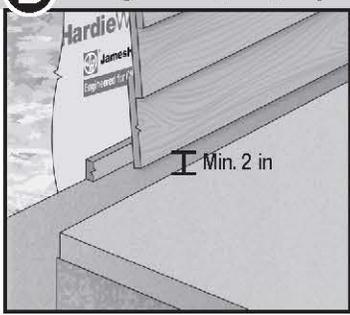
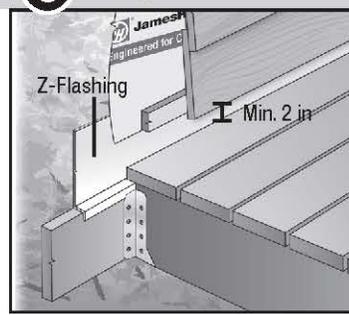
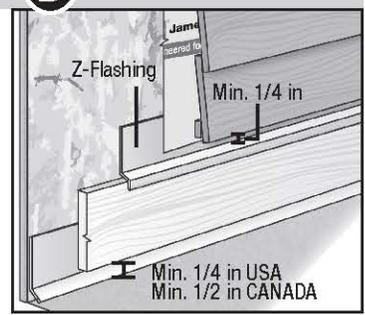
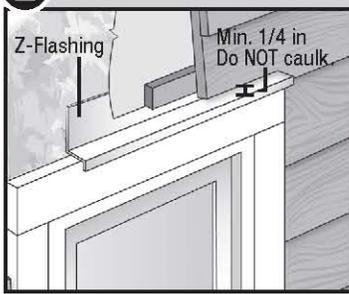
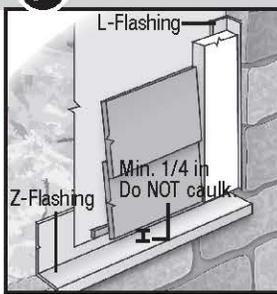
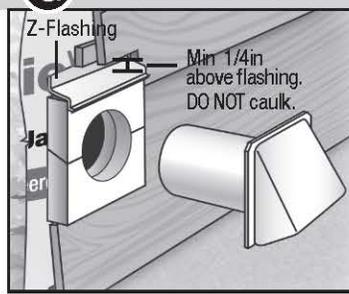
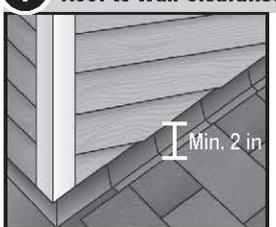
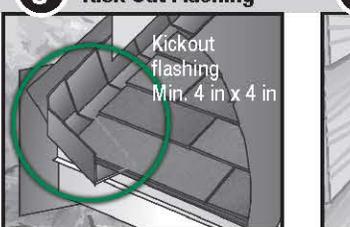
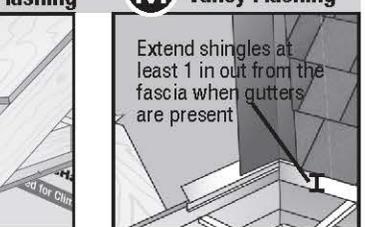
QUICK START INSTALLATION GUIDE

JamesHardiePros.com

IMPORTANT: This document is not intended to take the place of James Hardie published installation instructions. Failure to install and finish this product in accordance with applicable

building codes and James Hardie published instructions may lead to personal injury, affect system performance, violate local building codes, and void the product only warranty. For the latest

set of complete installation instructions applicable to your jobsite location, visit JamesHardiePros.com or call 1-866-942-7343 (866-9-HARDIE)

<p>A Siding to Ground</p>  <p>Min. 6 in USA 8 in CANADA</p>	<p>B Siding to Slabs, Path, Steps</p>  <p>Min. 2 in</p>	<p>C Siding to Deck</p>  <p>Z-Flashing Min. 2 in</p>	<p>D Sheltered Areas</p>  <p>Z-Flashing Min. 1/4 in Min. 1/4 in USA Min. 1/2 in CANADA</p>	
<p>E Horizontal Flashing</p>  <p>Z-Flashing Min. 1/4 in Do NOT caulk</p>	<p>F Mortar Masonry</p>  <p>L-Flashing Z-Flashing Min. 1/4 in Do NOT caulk</p>	<p>G Block Penetrations</p>  <p>Z-Flashing Min. 1/4 in above flashing. DO NOT caulk.</p>	<p>H Field-Joint Flashing</p>  <p>Joint Flashing Do NOT caulk joint</p>	
<p>I Roof to Wall Clearances</p>  <p>Min. 2 in</p>	<p>J Kick Out Flashing</p>  <p>Kickout flashing Min. 4 in x 4 in</p>	<p>K Siding to Gutter</p>  <p>1 in</p>	<p>L Drip Edge Flashing</p> 	<p>M Valley Flashing</p>  <p>Extend shingles at least 1 in out from the fascia when gutters are present</p>

IMPORTANT FASTENING INFORMATION: James Hardie® siding, trim and soffit products must be installed in a manner that meets local building code and wind load requirements. It is the responsibility of the installer, builder, architect or other building professional and the home or property owner to ensure the fasteners and fastening schedules used result in an installation that is code compliant.

Consult ESR 1844 and ESR 2290 or other applicable, local code compliance documentation for guidance on fastener selection and placement to achieve design wind loads for the specific James Hardie siding product, framing type, building height, wind exposure category and other factors relevant to your project.

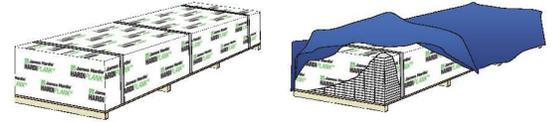
For special circumstances outside the scope of these documents, please refer to the Technical Document library at www.jameshardiepros.com or contact James Hardie's Technical Services at 1-888-J-HARDIE (1-888-542-7343).



Job Site Storage & Proper Handling

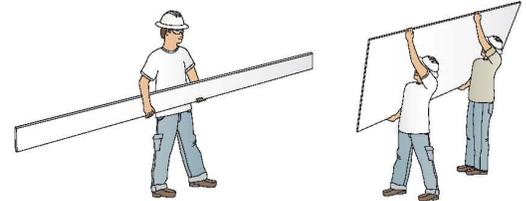
JOBSITE STORAGE

James Hardie siding and trim products must be kept dry at all times prior to installation. James Hardie products should be stored in their original packaging. They must be kept off the ground on a pallet. If stored outside, protect with an additional waterproof covering.



PROPER HANDLING

To help avoid injury and product damage, lap siding, trim, and soffit material should always be carried on edge. One person should hold planks on edge in the middle with arms spread apart to support the product. Panel products should always be carried by two people, on edge.



ColorPlus Technology Accessories

TOUCH-UP KITS

Estimated one kit per 4000 sq ft of siding or 1600 sq ft of trim.

Edge Coater - edge coating is required for any field cuts to seal the edges and make joints less visible.

Touch-up Pens - conceal nailheads and very small nicks and scratches less than a dime size. Replace the area with a new piece of plank or panel if area is larger than a dime.



COLOR MATCHED CAULK

Use caulk that comply with ASTM C920 Grade NS, Class 25 or higher or a latex joint sealant complying with ASTM C834. Apply caulk in accordance with the manufacturer's written instructions. About 18-20 linear feet per OSI® QUAD® MAX sealant tube.

LAMINATE

Leave protective laminate sheet in place during cutting, installation and touch-up, then remove laminate and discard.



Visit JamesHardiePros.com for the latest installation instructions and useful job-site tips in our industry-leading Best Practice Guide.

Hardie® Plank Lap Siding

Submittal Form

01

Submitted to:

HZ5® Product Zone HZ10® Product Zone

Project Name:

Product Width: 5-1/4in 6-1/4in 7-1/4in 8in 8-1/4in 9-1/4in 12in

Submitted by:

Product Finish: Primed ColorPlus® Technology

Date:

Product Texture: Smooth Select Cedarmill® Colonial Roughsawn®
 Colonial Smooth® Rustic Cedar

Hardie® Plank Lap Siding

Specification Sheet

01

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION

SECTION: 07 46 46 FIBER CEMENT SIDING

HARDIE® PLANK LAP SIDING

Manufacturer

James Hardie Building Products, Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

Hardie® fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description

Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

* HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.

Weight 2.31 lbs. per square foot

Texture & Finish

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft ³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
Equilibrium conditioned, psi			>1450 psi		
THERMAL	Thermal Conductivity	ASTM C177	(BTU/(hr-ft ² °F))/inch	As reported	2.07
	Actual Thermal Conductivity		(K _{eff})		6.62
	Thermal Resistance		R=1/ K _{eff}		0.48
	Actual Thermal Resistance		(R)		0.15
DURABILITY	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
			Uniform Building Code Class	As reported	1
			International Building Code® class		A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1	

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install Hardie® Plank lap siding in accordance with:

- Hardie® Plank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

Warranty

Hardie® Plank lap siding: 30-year, Non-Prorated, Limited Warranty
 ColorPlus® Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. **DESIGN ADVICE:** Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
March 26, 2026**

Project #	HPB26-037
Project Type	Exterior Alterations: New Siding and Replacement Windows
Property Address; Historic Name	1107 Biltmore Place Jackson and Helen Harris House (Lakeland City Directory 1950)
Historic District; FMSF#	Biltmore-Cumberland Historic District; #PO06576
Owner/Applicant	Savannah Osteen / Heart in Home Construction, Steve Blake
Zoning District; Future Land Use; Context District; SPI	RA-3; Residential Medium; Urban Neighborhood
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	Fence, 8/24/2017 (HPB17-156); Fence, 10/23/2017 (HPB17-191); Fence, 1/14/2019 (HPB19-010); Replace 9 Windows and 2 Doors, 12/18/2018 (HPB18-256); Accessory Structure, 1/25/2019 (HPB19-015)

REQUEST

The Applicant requests approval to install HardiePlank fiber-cement lap siding over the existing wavy asbestos shingle siding and replace eleven windows.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot (Biltmore Park Subdivision, Block 4, Lot 11) that is 0.18 acres in size. This property contains a one-story, single-family house built circa 1949, which is a contributing building in the Biltmore-Cumberland Historic District. The house on this lot exhibits the Frame Vernacular architectural styles, expressed by its side gabled roof, integrated front porch, and a combination of wood, aluminum, and vinyl double-hung sash windows with a one-over-one lite configuration. A single-vehicle carport is located on the right side of the house. The house is clad in wavy asbestos shingle siding.

The Applicant requests to cover the existing siding with vapor barrier and install HardiePlank lap siding. Hardie trim will also be used for window and door openings and corner boards. The exposure of the HardiePlank siding was not indicated. Also requested is the replacement of eleven aluminum and vinyl double-hung sash windows with a one-over-one lite appearance with seven vinyl single-hung sash windows with a one-over-one lite appearance and four vinyl slider windows.

The Applicant obtained an asbestos survey report by Eco Mold Testing LLC, which found asbestos present in the Transite siding shingles. The report recommended the asbestos be abated and disposed of by a Florida-licensed Asbestos Contractor prior to renovation activities. However, the Applicant has stated that the inspector for Eco-Mold Testing LLC indicated that HardiePlank lap siding can be installed over the asbestos siding without issue.

The Applicant has begun installation of the HardiePlank siding on the rear and side of the house without a Certificate of Review or Building Permit, but has not been cited by Code Enforcement.

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

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

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

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

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

The following *Design Guidelines* apply to this project:

Chapter 6 Exterior Architectural Features: Alteration and Maintenance

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

- Preserve original windows. Original windows should be repaired and restored, rather than replaced.
- Use clear replacement glass to repair broken panes. Do not use tinted, reflective, opaque, or other non-traditional glass types.
- Existing window trim, casing, and other decorative details contributing to the building's character should be preserved. Any replacement of trim, casing and other decorative details surrounding the window must use the same or similar material of the same design, profile, and dimension.
- Window openings should be kept in the same proportion as originally provided. Window head heights should be consistent throughout the building. Avoid enlarging or diminishing window openings to fit air conditioning units.
- Replacement of original windows should only be considered in cases where original windows have deteriorated beyond reasonable repair.
- Replacement window requirements:
 - Window design should reflect the architectural style of the building (see Chapter 5: House Styles for window designs appropriate for specific architectural styles).
 - Must retain the opening size of the original window.

- Must use the same type of window as the original. Double-hung sash windows may be replaced with a double-hung sash or single-hung sash window.
- Must retain the same divided lite/pane pattern as the original window. Muntins/grids must be dimensional and mounted to the exterior glass, approximately of the same dimension as the original window;
- Must be installed with a recess inside the casing of the window opening to produce a shadow line (flush installation is not permitted); box or block frame windows are recommended as fin/flange windows do not produce an adequate recess.
- Double or grouped windows may not be separated by a standard mull bar and must be separated by a wood or similar material mullion of the same dimension as the original mullion.
- Window must be trimmed out with wood or similar material of the same design, profile, and dimension as the original, including angled sill and top drip edge. It is recommended that the original window trim and casing be preserved.
- Non-historic windows such as jalousie, awning, and aluminum single-hung sash windows, may be replaced with windows that are typical for the architectural style of the building.
- Possible substitutes must be approved by the Historic Preservation Board.

Sub-Chapter 6.5 Siding and Exterior Wall Cladding.

Asbestos Siding:

- Preserve in good condition, not only for preservation purposes but mainly to avoid health hazards.
- If replacement is unavoidable, use similar board dimensions and joinery details.
- Fiber cement products may serve as replacement material.
- Federal and State mandates need to be strictly followed.

Wood Siding:

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

ANALYSIS:

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

Staff finds that the wavy asbestos shingle siding on the subject house appears to be in relatively good condition with only minor damage to several shingles, and should therefore be preserved and repaired instead of covered with new siding according to the Design Guidelines. Fiber-cement lap siding is not an acceptable replacement for the asbestos siding shingle according to the Design Guidelines, as the HardiePlank lap siding that was requested does not produce the wavy profile or dimensional exposure of the existing shingle siding. However, there are manufacturers that produce a fiber-cement wavy shingle siding (WeatherSide™ Purity™ siding shingle by GAF is one) that would be an appropriate replacement if individual asbestos shingles are damaged and need replacing. Additionally, corner boards would be used with lap siding, which are not currently featured on the subject house.

With regard to the window replacement request, staff finds that the windows being replaced are not historic, and the vinyl single-hung sash replacement windows are consistent with the Design Guidelines. However,

staff recommends replacing the four double-hung sash windows on the rear elevation with single-hung sash windows instead of horizontal slider windows for consistency with the Design Guidelines.

STAFF RECOMMENDATION:

1. Denial of the request to cover the existing wavy asbestos shingle siding as submitted.
2. Final approval of the window replacement, with the following conditions:
 - a. Use single-hung vinyl windows with a one-over-one lite configuration instead of horizontal slider windows on the rear elevation.
 - b. All replacement windows shall match the opening size, have an adequate recess to provide a shadow line, and have dimensional mullions for paired windows.

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



These are windows being replaced in the above Photo





window by the boat and the two smaller ones behind and two on porch old

Andrew Sharpless

Eco Mold Testing LLC

Dec 18, 2025 | 3 Photos



Eco Mold Testing

1107 Biltmore Pl. Asbestos Report

1107 Biltmore Pl, Lakeland, FL 33801, USA



12/20/25

Location: 1107 Biltmore Pl, Lakeland, FL 33801, USA ACM

Dear Customer,

Eco Mold Testing LLC (Eco Mold) was retained to conduct a limited pre-renovation asbestos survey. The survey was performed on 12-17-25 by Mike Reid, a certified Asbestos Inspector under the Asbestos Hazard Emergency Response Act (AHERA). The survey was limited to building materials that may be impacted during planned renovation activities, as defined by the Client. The purpose of this limited survey was to identify the presence, extent, and condition of asbestos-containing materials (ACM) that may be impacted during planned renovation activities to comply with National Emissions Standards for Hazardous Air Pollutants (NESHAP), and applicable local, State and/or Federal regulations.

Executive Summary

During the limited survey, Eco Mold collected a total of 6 bulk samples from suspect building materials planned. Results of the laboratory analysis are as follows:

Asbestos Containing Material

Asbestos was identified in amounts greater than 1% in the following sampled materials, and therefore is considered ACM by the EPA.

Transite Siding -Approx. 800q'-Exterior

Non Asbestos containing material

Felt paper

Asbestos Survey Method

Eco Mold's survey was limited to suspect building materials that may be impacted during planned renovation activities, as defined by the Client. Each observed suspect material was described, quantified, and assigned a homogenous area (HA) identification number. A sufficient number of bulk samples was collected from each observed suspect material. If bulk samples of the suspect material could not be collected during the survey due to restrictions, the suspect materials were assumed to be ACM. The methods used for bulk sample collection were based upon procedures established by the Code of Federal Regulations (CFR) Title 40 Part 763 Subpart E, *Asbestos-Containing Materials in Schools*, as well as the



ASTM International (formerly known as American Society for Testing and Materials) standard E2356 - 18, *Standard Practice for Comprehensive Building Asbestos Surveys*.

Laboratory Analysis Method

Bulk samples collected were sent to Air Quality Environmental, Inc. located in Seminole, Florida for analysis via Polarized Light Microscopy (PLM) guidelines and procedures established in the *Method for the Determination of Asbestos in Bulk Building Materials*. Laboratory analytical results were reported as percent (%) asbestos by volume. Air Quality is a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory. Samples found to contain greater than one percent (1%) asbestos by volume were considered “positive,” and listed as ACM.

Limitations

This limited asbestos survey report has been prepared by Eco Mold Testing LLC in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty, expressed or implied, is made. The purpose of this report is to assist the Owner and/or Client in locating ACM that may be impacted during planned renovation activities, and to determine appropriate response actions for identified ACM (if any). Under no circumstances is this report to be utilized by a third-party for bidding purposes and/or for project specifications without the expressed written consent of Eco Mold Testing LLC.

This asbestos survey was limited to locations and/or specific building materials scheduled for renovation activities, as defined by the Client. It is possible that ACM may not have been discovered during the inspection due to inaccessibility or missing/incomplete plans. If suspect material is discovered after the issuance of this report, this material should be sampled and analyzed by a laboratory to determine asbestos content. Appropriate response actions should be initiated dependent upon laboratory analysis results.

While the PLM analysis method is the most commonly accepted analytical method for detecting asbestos fibers in bulk materials, it is known to have limited resolution and may not detect extremely small asbestos fibers. Certain materials such as resilient vinyl floor tile (VFT) and rubberized gaskets may contain extremely fine asbestos fibers that are beyond the resolution of PLM.

Conclusions and recommendations presented in this report are based upon sample collection and laboratory analytical results in compliance with environmental regulations, as well as quality control and quality assurance standards. Conclusions and recommendations presented in this report were limited to conditions observed at the time of the inspection. Other conditions elsewhere in the Subject Location may differ from those in the inspected/surveyed areas. Such conditions are unknown, may change over time,



and have not been considered.

Site Description

The exterior walls are composed of a transite siding panel.

This material must be abated and disposed of by a Florida-licensed Asbestos Contractor prior to renovation activities.

Remaining building materials were not scheduled for renovation activities; therefore, these materials were not sampled during Eco Mold Testing LLC limited pre-renovation survey. If any other suspect ACM building components will be disturbed during upcoming renovations, they will need to be inspected prior to disturbance.

Suspect materials discovered after this survey should be sampled and analyzed to determine asbestos content, and appropriate response actions should be initiated.

Eco Mold appreciates the opportunity to provide Customer with environmental consulting services. If you have any questions or require further clarifications, please do not hesitate to contact us at (239) 500-4326

Prepared By:

Andrew Sharpless
Eco Mold Testing LLC

Reviewed by:

Mona Johnson, PG, L.A.C.
Florida License #ZA532



Project: 1107 Biltmore Pl
Date: Dec 17, 2025, 2:37 PM
Creator: Eco Mold Inspector



Project: 1107 Biltmore Pl
Date: Dec 17, 2025, 2:38 PM
Creator: Eco Mold Inspector



Project: 1107 Biltmore Pl
Date: Dec 17, 2025, 2:38 PM
Creator: Eco Mold Inspector



Air Quality Environmental, Inc.

Laboratory Services

9325 Seminole Boulevard, Seminole, Florida 33772 (727) 398-0900 FAX (727) 398-0996

Client Name: Eco Mold Testing LLC
229 Paddock St
Lehigh Acres, FL 33974

Project Name: 1107 Biltmore PI
Date Analyzed: December 18, 2025

Asbestos, Bulk Sample Analysis Test Method: PLM / DS - EPA Method - 600/R-93/116 - EPA Appx E to Subpart E of 40 CFR Part 763

Lab #	Client #	Sample Type	Description	% Asbestos	% Other Fibers	% Binders
720083	1	Transite	grey	10% Chrysotile 5% Amosite		85% Quartz and Binders
720084	2	Transite	grey	10% Chrysotile 5% Amosite		85% Quartz and Binders
720085	3	Transite	grey	10% Chrysotile 5% Amosite		85% Quartz and Binders
720086	4	Vapor Barrier	black	NAD	60% Cellulose	40% Bitumen and Binders
720087	5	Vapor Barrier	black	NAD	60% Cellulose	40% Bitumen and Binders
720088	6	Vapor Barrier	black	NAD	60% Cellulose	40% Bitumen and Binders

†These samples were analyzed by layers. Specific layer or component asbestos content is indicated when relevant. The EPA considers a material to be asbestos containing only if it contains more than 1% asbestos by Calibrated Visual Area Estimation (CVAE). EPA regulations also indicate that Regulated Asbestos Containing Materials which are friable or may become friable, be further analyzed by point counting when the results indicate less than 10% asbestos by CVAE. Air Quality Environmental utilizes CVAE on a routine basis and does not include point counting unless specifically requested. Additionally, these results may not be reproduced except in full. Results relate only to the items tested as received in laboratory. This report data is to be interpreted only by the person (s) whom have collected the samples. Furthermore, this report may not be used as a claim to product certification, approval or endorsement by NVLAP, NIST or any other agency of the Federal Government.
†Floor Tile and other resinously bound materials, when analyzed by EPA method, may yield false negative results because of limitations in separating closely bound fibers and in detecting fibers of small length and diameter. When a definitive result is required, AQE recommends utilizing alternative methods of identification, including Transmission Electron Microscopy.

Analyzed by:

Giancarlo Arambulo
Microscopist

Lab File Number: 76681

BULK TRANSMITTAL FORM CHAIN OF CUSTODY

CLIENT: Eco Mold Testing, LLC

PROJECT: 1107 Biltmore P1

CLIENT CONTACT: Andrew Sharpless

DATE REPORT NEEDED: 12-19-25

CLIENT PHONE NUMBER: 239-500-4326

DATE COLLECTED: 12-17-25

CLIENT EMAIL: ANDREW@ECOMOLDTESTING.COM

STOP AT FIRST POSITIVE: No Yes

SAMPLE NUMBER	COLOR	SAMPLE DESCRIPTION	APROX SQ FT	SAMPLE LOCATION
1.	GRAY	transite PANEL	800	ext N
2.	↓	↓	↓	↓ S
3.	↓	↓	↓	↓ W
4.	BLACK	Felt PAPER	↓	ext N
5.	↓	↓	↓	↓ S
6.	↓	↓	↓	↓ W
7.				
8.				
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24.				

RECEIVED
 DEC 18 2025
 By: [Signature]

Job No. 76681

720083-120088

DATE/TIME
12/17/25

PRINT NAME/SIGNATURE
Andrew Sharpless / Mike Reed

PURPOSE
 C T
 C T A

C= Collection T= Transportation A= Analysis



andrew@ecomoldtesting.com

Andrew Sharpless

- ❖ Florida State Licensed Mold Remediator License MRSR 2682
- ❖ Florida State Licensed Mold Assessor License MRSA 2497
- ❖ Florida State All Lines Insurance Adjuster
- ❖ National Organization of Remediators & Mold Inspectors (NORMI):
 - Certified Advanced IAQ Assessor CAIA
 - Certified Sanitizing Professional CPS
 - Certified Mold Assessor CMA
 - Certified Mold Remediator CMR
 - Certified Protocol Writer CPW
 - Certified Environmental Allergen Assessor NCEAA
 - Certified Remediator for Sensitized Individuals NCRSI
 - Certified Microbial Professional NCMP
- ❖ Environmental Protection Agency (EPA)
 - Lead Safe Certified Firm NAT-F210242-1
 - AHERA accredited Asbestos Building Inspector
 - Lead dust sampling technician
- ❖ Institute of Inspection, Cleaning & Restoration Certification (IICRC):
 - Water restoration Technician WTR
 - Fire and smoke Technician FST
- ❖ Federal Emergency Management Agency (FEMA):
 - National Flood Insurance Program
 - Biological Technician
 - Radiological/Nuclear Technician
 - Structural Collapse Technician
 - Disaster Worker Certification
- ❖ *Occupational Safety and Health Administration (OSHA)*
 - Hazardous Waste Operations and Emergency Response (*Haz Whopper*)
 - *Disaster Site Worker*
- ❖ ServeSafe National Restaurant Association
 - Covid -19 Precautions
- ❖ International Association of Certified Home Inspectors
 - Certified Roof Inspector
 - Mold inspector
- ❖ NADCA National Air Duct Cleaners Association
 - VMT Ventilation Maintenance Technician
 - ASCS Air Systems Cleaning Specialist



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ASBESTOS LICENSING UNIT

THE ASBESTOS BUSINESS ORGANIZATION HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

VERN ROBERTS ENVIRONMENTAL GROUP LLC

MONA P. JOHNSON
8300 55TH STREET N
PINELLAS PARK FL 33781

LICENSE NUMBER: ZA532

EXPIRATION DATE: NOVEMBER 30, 2025

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/05/2023

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Vern Roberts Environmental Training, Inc.
13987 94th Avenue Seminole, FL 33776
727-239-1445

Certifies that

MICHAEL REID

Has satisfactorily completed the requisite training for asbestos accreditation under TSCA TITLE II, EPA Model Accreditation Plan (40CFR763 E) for the 4-hour Management Planner Refresher Course on 04/02/25, and in testimony whereof, we do confer this certificate on 04/02/25.

Date of Course: 04/02/25 Expiration Date 04/02/26

Certificate # 04022501PM

Course # FL49-0006323 Provider # FL49-0003810



INSTRUCTOR

Vern Roberts Environmental Training, Inc.
13987 94th Avenue Seminole, FL 33776
727-239-1445

Certifies that

MICHAEL REID

Has satisfactorily completed the requisite training for asbestos accreditation under TSCA TITLE II, EPA Model Accreditation Plan (40CFR763 E) for the 8-hour Contractor/Supervisor Refresher Course on 04/16/25, and in testimony whereof, we do confer this certificate on 04/16/25.

Date of Course: 04/16/25 Expiration Date: 04/16/26

Certificate # 04162501

Course # FL49-0006321 Provider # FL49-0003810



INSTRUCTOR

Vern Roberts Environmental Training, Inc.
13987 94th Avenue Seminole, FL 33776
727-239-1445

Certifies that

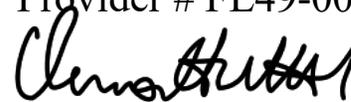
MICHAEL REID

Has satisfactorily completed the requisite training for asbestos accreditation under TSCA TITLE II, EPA Model Accreditation Plan (40CFR763 E) for the 4-hour Inspector (Survey & Mechanical) Refresher Course on 04/02/25, and in testimony whereof, we do confer this certificate on 04/02/25.

Date of Course: 04/02/25 Expiration Date 04/02/26

Certificate # 04022501AM

Course # FL49-0006322 Provider # FL49-0003810



INSTRUCTOR



PRODUCT APPROVAL SPECIFICATION SHEET O'Steen / Heart in Home Construction

As required by Florida Statute 553.842 and Florida Administration Code 61G20-3.006, please provide the information and approval numbers on the building components listed below if they will be utilized on the construction project for which you are applying for a permit. We recommend you contact your local supplier should you not know the product number for any of the applicable listed products.

Category/Subcategory	Manufacturer _____	Product Description _____	Approval Number(s) _____
1. Exterior Doors	JELD-WEN	French door 20590005	FLTD1# 12509.3
2. Exterior Doors front	Masonite	Front door	FL22513.8
B. Sliding	Reuse existing	Sliding exterior doors	Reuse existing
C. Sectional			
D. Roll Up			
E. Automatic			
F. Other			
2. Windows			
A. Single Hung Bathroom	JELD-WEN	WTS JW V2500	FL14104.1
B. Single Hung	JELD-WEN	WTS JW V2500	FL14104.8
C. Single Hung	JELD-WEN	WTS JW V2500	FL14104.8
D. Double Hung			
E. Fixed / picture	Custom window systems	8300 Series slider	FPA #4093.5
F. Awning			
G. Pass Through			
H. Projected			
I. Mullion			
J. Wind Breaker			
K. Dual Impact			
L. Sider	Custom window systems	HS_8200 ser slider	FPA #4092.2
M. Sider bathroom	Custom window systems	8200 ser slider Tempered	FPA #4092.2
3. Panel Wall			
A. Siding	James Hardie	Hardie Panels	FL13192.1-R4
B. Soffits			
C. Shake			
D. Storefronts			
E. Curtain Walls			
F. Wall Louver			
G. Glass Block			
H. Membrane			
I. Greenhouse			
J. Vinyl Siding			
K. Siding Optional			
4. Roofing Products			
A. Asphalt Shingles	G.A.F.	Asphalt Shingles	FL31588.2-R3
B. Underlayment	GAP	Underlayment	FL298-R7
C. Roofing Fastening/Straps	Simpson Ties	LSTA 18	FL13872-R5
D. Roof Fastening/Tie Straps	Simpson Ties	H10	FL10456.7
E. Metal Roof			
F. Roofing Tiles			

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
G. Roofing Insulation			
H. Waterproofing			
I. Built Up Roofing Systems			
J. Ridge Vent			
K.SGL Ply Roof System			
L. Roofing Slate			
M. Cements-Adhesives Coating			
N. Liquid Applied Roof Systems			
O. Roof Tile Adhesive			
P. Spray Applied Poly Roof			
Q. Other			
5.Shutters			
A. Accordion			
B. Bahama			
C. Storm Panels			
D. Colonial			
E. Roll-Up			
F. Equipment			
G. Others			
6.Skylights			
A. Skylights			
B. Other			
7.Structural Components			
A. Wood Connectors/Anchors			
B. Truss Plates			
C. Engineered Lumber			
D. Railing			
E. Coolers-Freezers			
F. Concrete Ad mixers			
G. Material			
H. Insulation Forms			
I. Plastics			
J. Deck Roof			
K. Wall			
L. Sheds			
M. Other			
N. 4x4 SBA wood to Conc. base	Simpson	Model #ABA44Z	
8.New Exterior Envelope Prod			
House wrap over existing siding	Lowes or Owens Corning	UNSPSC	30141500
B.			