



AGENDA
HISTORIC PRESERVATION BOARD
Lakeland City Hall, City Commission Chambers
May 28, 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 April 23, 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. 220 W. Magnolia Street*~~
 - ix. 809 Cornelia Avenue
 - x. 183 Lake Morton Drive (Wilsonian Apartments)
- IV. New Business:
 - A. Annual Review immediately following Design Review Committee Meeting
- V. Adjourn for Design Review Committee

*Not located within a Historic District.

MINUTES

HISTORIC PRESERVATION BOARD

City Commission Chambers

Thursday, April 23, 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; Marlana Alvarez, Bruce Anderson, Tracey Downey, Ricardo Jimenez, Natalie Oldenkamp, 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, April 23, 2026 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. Natalie Oldenkamp motioned to approve the March 26, 2026 meeting minutes as presented. Mr. Chris Olson seconded the motion. The motion passed 6—0. Mr. Ricardo Jimenez joined the meeting after this vote.

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
- ix. 809 Cornelia Avenue
- x. 183 Lake Morton Drive (Wilsonian Apartments)

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

IV. **New Business:**

A. Review and Approval of 2026 Historic Preservation Award Nominations. Ms. Tracey Downey made a motion to approve the 2026 Historic Preservation Award Nominations. Ms. Natalie Oldenkamp seconded the motion and it passed 6—0.

B. Historic Preservation Month Activities:

- i. Historic Preservation Month Proclamation, May 1, 2026, 3:00pm, City Commission Chambers
- ii. 2026 Historic Preservation Awards, May 11, 2026, 5:30pm, Polk Theatre
- iii. Discover Your House History Workshop, May 21, 2026, 5:30pm, Lakeland Library, Main Branch

V. **Adjourn for Design Review Committee.**

The meeting adjourned at 8:38 a.m.

Chair, Historic Preservation Board

Senior Planner, Historic Preservation



AGENDA
DESIGN REVIEW COMMITTEE
Lakeland City Hall, City Commission Chambers
May 28, 2026
immediately following the Historic Preservation Board Meeting

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.

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- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the April 23, 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. [HPB26-019 – 749 Vistabula Street](#) – Final Approval requested to demolish the house at the subject address. Owner: Dechomai Asset Trust, Bryan Clontz, Trustee. Applicant: David Bunch.
 - C. [HPB26-058 – 120 S. Florida Avenue](#) – Final Approval requested to demolish the building at the subject address. Owner: Baron Management LLC. Applicant: Cory Petcoff.
- V. Other Business: None
- VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE

City Commission Chambers

Thursday, April 23, 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; Marlana Alvarez, Bruce Anderson, Ricardo Jimenez, Natalie Oldenkamp, Chris Olson and Michael Porter were present. Historic Preservation Board member Tracey Downey was 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 8:38 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 March 26, 2026 minutes as presented. Ms. Natalie Oldenkamp seconded the motion. The motion passed 6—0.

III. Review of Certificates of Review administratively approved.

A list of eleven (11) administratively approved Certificate of Review projects covering the period 3/17/26-4/16/26 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. HPB26-046 – 309 Ariana Street – Final Approval requested to construct a new single-family house at the subject address. Owner: Line Flooring & Remodeling LLC. Applicant: Osbel Diaz.

Chair Porter 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 a historically platted lot that consists of 0.14 acres; this lot is currently vacant and has alley access at the rear of the property. The Applicant requests to build a one-story, single-family house consisting of approximately 1,724 square feet of living area. The home will feature a neo-traditional aesthetic reflecting the Frame Vernacular and Bungalow architectural styles, such as a gabled roof and hipped roof front porch supported by square columns on brick plinths, windows with a one-over-one lite configuration, and a front entry consisting of a four-lite front door. The house plan features an integrated porch on the rear elevation of

the house. The site plan also shows a 40-foot wide paver driveway is proposed to be installed in the rear yard, which will be accessed from the alley. A paver walkway will be installed at the east side and front of the house to connect the rear driveway to the front of the house. Materials proposed for the new house include:

- Concrete stem wall foundation raised 21 inches above grade at front porch.
- Exterior Cladding will consist of Hardie board-and-batten siding with stucco or cementitious cladding on foundation and Hardie trim and casing.
- Vinyl single-hung sash windows
- Glazed steel entry doors; vinyl or metal sliding glass doors on rear elevation.
- Fiberglass or asphalt architectural shingles on 4/12 pitch roof.
- Hardie fascia and aluminum soffit
- The front porch will consist of concrete floor and steps; Pressure treated wood columns with pre-cast concrete capitals and brick veneered plinths.

The site plan proposed for the proposed new construction shows orientation of the home's front façade towards Ariana Street. The proposed building setbacks for the house meet the Land Development Code's Urban Neighborhood Standards; however, the porch depth at six (6) feet as shown on the floor plan must be increased to eight (8) feet to meet the Urban Neighborhood Standards.

Ms. Foster stated that the request was evaluated using Article 11 of the Land Development Code, Secretary of the Interior's Standards #9, #10, and Chapter 4 of the Design Guidelines for Historic Properties. Adjacent to the subject property along Ariana Street are several one-story houses that exhibit the Bungalow architectural style. Staff finds that the proposed new house is compatible in massing and scale to contributing Bungalow houses found throughout the Dixieland Historic District. The scale and proportion of the architectural elements of the house, 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 hipped porch supported simply-designed columns, board-and-batten siding, and windows with a one-over-one lite configuration are consistent with historical architectural styles found in the neighborhood, as well as the Design Guidelines. Staff suggests using a half or quarter lite front door with rectangular glass instead of the four-lite door proposed, as the proposed door is stylistically a contemporary Mid-Century Modern style door. Finally, the proposed placement of the house on the lot is consistent with the Design Guidelines and Urban Neighborhood Standards in terms of orientation and building setbacks. As mentioned previously, to comply with the Urban Form Standards, the depth of the front porch must be increased to eight (8) feet. The front yard building setback at 20 feet is compatible with the houses adjacent to the subject property; 305 Ariana Street to the east of the subject property is setback approximately twenty-one (21) feet from the property line and 315 Ariana Street to the west of the subject property is setback approximately eighteen (18) feet from the property line. Staff finds the 40-foot wide parking area at the rear of the house to be out of scale and dimension with historical driveways and parking pads and recommends reducing the width to twenty (20) feet and placed in line with the walkway on the east side of the house.

Ms. Foster stated that staff recommends final approval of the request with the following conditions, to be reviewed and approved by staff prior to permitting:

1. Windows 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 and sill.
2. Paired windows must have a mullion in between window units of at least 4 inches wide.
3. Submittal of an exterior paint palette.
4. Increase depth of the front porch to eight (8) feet.
5. Reduce width of the driveway area to twenty (20) feet.

Chair Porter asked if the applicant had any additional comments or questions. Mr. Osbel Diaz was present in support of the request. Mr. Diaz had no additional comments or questions.

In response to Chair Porter, Mr. Diaz stated he agrees with staff's recommendation.

MOTION: Final approval of the request with the conditions recommended by staff. (N. Oldenkamp/C. Olson, 6—0).

V. Other Business: NONE

VI. Adjournment: There being no further business, the meeting was adjourned at 8:54 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation

Number Location Description	Milestone	Approved
Historic Preservation (13)		
HPB26-059 850 SUCCESS AVE, LAKELAND, FL 33801 Installation of 3 ft. tall wrought iron fencing in front yard.	Certificate of Review Issued	04/21/26
HPB26-060 733 SIKES BLVD, LAKELAND, FL 33815 Remove and replace 8 non-historic windows size for size with Pella vinyl single-hung sash, fixed, and horizontal sliding windows (FL# 33622.1, 33448.1, 33453.1, 33447.1)	Certificate of Review Issued with Conditions	04/22/26
HPB26-062 609 PARK ST W, LAKELAND, FL 33803 Replace all windows on the existing Accessory Building with Renaissance Windows, 8500 Series Single Hung windows, SH-8500, vinyl frames, Low E/Clear glass, argon filled, Florida Product Approval FL31123. The original windows were destroyed/damaged beyond repair due to a fire that occurred in this building. These windows have already been installed by the owner and they are asking me as the contractor to permit and schedule the necessary inspections so they can sell the home, they have a contract pending this work.	Certificate of Review Issued	04/24/26
HPB26-063 320 PATTERSON ST W, LAKELAND, FL 33803 With the forward move of the fence already approved in a previous submission, this will be a concrete pour by Sam the Concrete Man Co. for a driveway backyard extension behind the fence in the backyard. Once the pergola (a kit sold at Home Depot on S. Florida Ave.) will be installed on top of the new concrete as provided in the pictures, 12' X 20'. Concrete company will pour and install and can provide documentation if necessary. Existing condition is grass ground. Proposed materials will just be concrete and the wooden kit as listed.	Certificate of Review Issued	04/24/26
HPB26-064 717 FRANK LLOYD WRIGHT WAY, LAKELAND, FL 33803 Existing Conditions/Materials The property currently has no fencing in the front or rear yards. Proposed Project/Materials Installation of a wood picket fence in both the front yard and rear yard of the property at 717 Frank Lloyd Wright Way. Front yard: 3.5ft high white wood picket fence, placed at or adjacent to the front property line, consistent with the 4-foot maximum height for front yards per Subsection 4.4 of the Land Development Code. Rear yard: Wood picket fence of the same style and height, set back 20 feet from the alley edge. Materials: Pine wood. French Gothic Picket style was selected as a historically compatible fence type per the Design Guidelines for Historic Properties. The fence is intended to complement the Craftsman character of the 1925 main house and surrounding historic streetscape.	Certificate of Review Issued	05/04/26
HPB26-065 1111 TENNESSEE AVE S, LAKELAND, FL 33803 Build onsite 6' x 8' x 9'6 slant roof utility shed anchored to dirt/gravel no other trades.	Certificate of Review Issued	05/05/26

[HPB26-066](#)

Certificate of Review Issued

05/05/26

301 ARIANA ST, LAKE LAND, FL 33803

Existing Conditions/Materials: Current Fence: 6ft high wood privacy fence located in the side yard.

Material: Wood paneling with standard pressure-treated (PT) posts. Layout: Existing fence currently terminates before the alley connection point.

Proposed Project/Materials:

Scope: Extend the side yard fence approximately 9 feet toward the property line. The extension will maintain a setback of 15+ feet from the street and 5 feet from the property line, adhering to the 30ft corner visibility rule for the alley.

Specifications: Height to remain 6ft to match the existing fence. Materials: Posts: PT 4x4 posts for the fence; PT 4x6 posts for the gate frame. Framing: PT 2x4 rails. Infill/Paneling: 1x4 Cedar boards (to match existing aesthetic).

[HPB26-067](#)

Certificate of Review Issued

05/05/26

314 HUNTER ST, LAKE LAND, FL 33803

A new HotSpring Pace hot tub will be installed on an existing slab in the back yard.

[HPB26-068](#)Certificate of Review Issued with
Conditions

05/08/26

515 HANCOCK ST W, LAKE LAND, FL 33803

Remove and replace 8 windows, size for size. Existing windows consist of non-historic single-hung and jalousie windows. Replacement windows are one-over-one single-hung sash vinyl windows (FL#33447).

[HPB26-069](#)

Certificate of Review Issued

05/12/26

703 NEW YORK AVE S, LAKE LAND, FL 33815

Replace shingle roof with metal flat panel 5V Crimp/Purlins 1X4.

[HPB26-070](#)Certificate of Review Issued with
Conditions

05/19/26

216 BELMAR ST W, LAKE LAND, FL 33803

Remove existing 2 layers of deteriorated asphalt shingles and replace with new silver color 5V Crimp metal roofing.

[HPB26-071](#)

Certificate of Review Issued

05/19/26

1113 DOROTHY ST, LAKE LAND, FL 33815

A 6ft tall wood privacy fence exists in the back and side yards of the subject property which is situated about 4.5 feet inside of the property lines. This request is for removing the chain link fence and relocating the wood fence closer to the property line, which will require the addition of some matching fencing. A gate will be added to the rear fence in order to have access to the alley for lawncare.

[HPB26-072](#)Certificate of Review Issued with
Conditions

05/19/26

1034 MISSISSIPPI AVE, LAKE LAND, FL 33803

Replacing 4 Windows with single hung vinyl/exterior 9 over 1 Prairie did to meet historical standards. Windows are letting air flow out and rotting around the frame.

Total Planning Projects Approved: 13



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
May 28, 2026**

Project #	HPB26-019
Project Type	Demolition
Property Address	749 Vistabula Street
Historic Name	“Chris and Alice Hansen House” (1922 Sanborn, 1921 CD)
Historic District; FMSF#	East Lake Morton Historic District; PO03426
Owner/Applicant	Dechomai Asset Trust, Bryan Clontz, Trustee / David Bunch, Hauger-Bunch, Inc. Realtors
Zoning; Context District; Future Land Use; SPI	MF-12; Urban Neighborhood; Residential Medium; East Lake Morton SPI
Existing Use	Residential
Adjacent Properties	Residential; Civic; Institutional
Previous Approvals	Accessory Building Demolition, 5/27/2025 (HPB25-106)

REQUEST

The Applicant requests approval to demolish the existing house on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is located at the southwest corner of Vistabula Street and Michigan Avenue and consists of 0.24 acres (RR Sullivan Addition, Lots 11 & 12). On this property is a one-story single-family house, which was built circa 1921 and is a contributing building in the East Lake Morton Historic District.

Exhibiting the Craftsman Bungalow architectural style, this house features a front-gabled roof with knee brackets and a rectangular attic vent and window combination, notched rafter tails, a hipped roof front porch supported by tapered columns on brick plinths that has been screened, a slant roof porte cochere, and both multi-lite wood casement windows and jalousie windows. The house is a wood-framed structure on brick piers and is clad in asbestos shingle siding. A porch along the east side of the house is original to its construction date, but has been enclosed with siding and jalousie windows. A two-story detached garage with upstairs apartment was partially destroyed by a fallen tree limb; this accessory structure was demolished in 2025 following issuance of a Certificate of Review by staff (Minor Review).

The current owner of the property purchased it in January 2026. The previous property owner had owned it since 1988. However, the property has not had active utility services since August 2002.

In justifying the request for demolition, the Applicant states that the house has been significantly damaged by not being maintained, termite damage, and inappropriate additions. The limited inspection report submitted as part of this application states that the house has major structural damage to the extent the building is unsafe for occupancy. The Applicant claims that in recent years the property has become a blight upon the neighborhood and has been subject to numerous Code Enforcement violations. There are no specific plans for reuse of the property other than removal of a blighted condition. The Applicant notes that the structure is located in a prominent mixed-use neighborhood including the AGB Museum, First United Methodist Church, Lakeland Public Library, and The Junior League of Greater Lakeland within the historic Sorosis Building, together with commercial buildings, single-family homes and apartments.

According to the Applicant, the purchaser wishes to develop plans for this property that will protect and enhance this unique neighborhood.

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 *Design Guidelines* apply to this request:

Chapter 6, Exterior Architectural Features: Alteration and Maintenance
Sub-Chapter 6.12, Relocation and Demolition

The Historic Preservation Board discourages the demolition of sound historic buildings. A request for demolition will be determined based on the following considerations and guidance.

1. The architectural significance of the building or structure shall be considered, including a building's historical or cultural associations to its neighborhood, historic district, or to the history of Lakeland. Architectural significance is based upon documentation of the property's architectural integrity and historical or cultural significance. It is inappropriate to demolish a building that is architecturally significant. Further considerations include:
 - a. Does the building represent a documented architectural type or style?
 - b. Is the building a rare resource? Is it one of few remaining examples of its period of construction, or of its architectural style or type remaining?
 - c. Consider the difficulty or impossibility of reproducing the building. Does the building exhibit characteristics of historic craftsmanship, such as carved wood or detailed masonry, that would be difficult or impossible to replicate? Does the building contain historic materials, such as historic brick, stone, or old-growth lumber, that are no longer available and impossible to reproduce?
2. The contribution of the building or structure to the history or origins of the neighborhood, historic district, or history of Lakeland shall be considered. Does the building contribute to the setting and character of the district? Would the historic setting and character of the district be diminished by the loss of the building? It is inappropriate to demolish a building that contributes to the historic setting and character of the district.
3. The future utilization of the site, including any replacement buildings or structures, shall be considered. Will the property be reused after demolition? Will any new structure be compatible with the historic context of the neighborhood or historic district and in harmony with the massing, scale, and proportion of adjacent buildings? How will future plans affect the character of the surrounding historic district? It is inappropriate to demolish a historic building without definitive

plans for the property's re-use. It is inappropriate to demolish a building for new construction that would diminish the character of the historic district. It is generally inappropriate to demolish a building for reuse as a parking lot, as this could have an extremely negative effect on the character of a residential historic district or urban block.

ANALYSIS:

With regard to demolition considerations #1 and #2, staff finds the subject house is a contributing building in the East Lake Morton Historic District as it represents the Craftsman Bungalow architectural style, was built during the District's period of significance, and for its association with the Florida Land Boom historic context in Lakeland. While the architectural details of this house are relatively modest, the style reflects a transition from the simpler Frame Vernacular houses built in Lakeland between 1880 and 1915 to the popular and more decorative Bungalow style houses built in the 1920s. Although Bungalow houses are common within the East Lake Morton Historic District, this house displays unique features, such as multi-lite casement windows and notched rafter tails. Additionally, despite the asbestos siding and side porch enclosure, the house retains a high level of architectural integrity. While this house is not eligible for an individual listing on the National Register of Historic Places based on its known architectural or historical merits, it contributes to the history and context of the East Lake Morton Historic District due to its location, design, setting, materials, workmanship, and feeling (six of the seven aspects of historic integrity).

Aside from its historical link to the Florida Land Boom era in Lakeland, the house has no known associations with persons or events of relative importance in Lakeland's history. The original owners of the house were Chris and Alice Hansen, who purchased the property in 1921 and likely had the house built for them. Their daughter Elizabeth and son-in-law Cecil Sipe also lived with them. Chris immigrated to the U.S. in 1882 from Norway and worked as a signal man for the Atlantic Coast Line railroad. Sometime in the late 1930s, the Hansens moved from the subject house to a house in Dixieland at 911 S. Missouri Avenue. The Hansens represent the many working class families that helped form the Lake Morton neighborhood.

The Historic Preservation Standards state that the demolition of "sound historic structures" will be discouraged. The limited inspection report provided by the Applicant, which was a non-invasive, visual inspection of the house conducted on June 25, 2025, states that the house has experienced heavy termite damage to the extent that the house is a safety hazard. The report noted that the ceilings and floors were dangerous, the existence of areas of mold, and the existence of roof damage caused by fallen tree branches. While the report and photographs clearly show damage to floors, walls, and ceilings, the report is not an assessment of the structural condition of the house or whether the damage can be reasonably repaired.

For the reasons outlined above, staff finds demolition of the subject house is not appropriate, as the demolition considerations have not been adequately met. Additionally, the request does not consist with the Design Guidelines or the intent of the Historic Preservation Standards.

STAFF RECOMMENDATION:

Denial of the request as submitted.

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

Limited Inspection from fyi Risk Inspection, Inc.

www.fyiRisk.com

863-513-0349

Perry@fyiRisk.com



DAVID & NANCY PIPKIN

749 VISTA BEULA, LAKELAND, FL 33801

A visual inspection was conducted on this house on 06/25/2025 and the overall condition of the house was below average condition, even for age due to WDO activity.

This inspection was a non-invasive, visual examination of a residential dwelling, which is designed to identify observed material defects within specific components of said dwelling and there are no warranties applied from this inspection and no guarantees that everything wrong with the building was found. This inspection is to be used to identify areas that may be of concern and a licensed professional in the area identified should be hired to correct the problem.

Warning – the house is a safety hazard.

Only professionals very familiar with working in houses that are heavily damaged by termites should be allowed to enter the house. Others should not be allowed into the house until the house is signed off as safe to enter.



We were limited in our ability to do a detailed inspection because of evidence that the ceiling and floors were dangerous. Each dross pile is a separate termite (drywood) colony. When there are as many termite colonies that are as visible as they are in this house, approximately a foot apart, there is extensive damage in the attic. The floor was also greatly damaged in areas from WDO activity that when you pressed on them, you could feel the floor give way and some areas if you pressed any harder the floor would cave.



The pictures show an examples of the WDO activity; each black spot on the picture is representative of a colony in the wall or ceiling.

Floors

There has been work done underneath the house, but there are still areas that should not be walked on. Also, in addition to the termite activity, there are areas that have mold growing.

Below

The first picture shows an example of an area where the floor looks solid. Sometime in the past, several floor joist/beams have been replaced, and the house has been re-leveled.

The next pictures are examples of floors that are damaged from termite and age rot.



Above

Below are examples of floor damage as seen in the rooms. The carpet in the 3rd picture is hiding multiple areas where the floor gives and if the carpet was removed, there would be holes in the floor.



Ceilings

The ceilings are the greater concern because there is strong evidence that the ceilings could suddenly fall with no notice.

The pictures below are just examples of ceiling damage and representative of the danger that the ceiling presents to anyone who is in the house. The ceiling could fall, without warning, and hurt someone who happens to be under it.



Roof

There is evidence that multiple areas of the roof decking have been replaced, however, the major concern is with the ceiling attachments, followed by the ceiling beams. Below are pictures of tree branch damage, Picture 1, and moisture rot, Picture 2.



In General

There is a **roof** permit from 12/2013 with major work done to the roof and re-shingle. There is damage to the roof from tree branches and soffit rot, and there are multiple shingles missing. Trees should be cut back from the house to prevent further damage.

Updates have been made to the **electrical** with evidence of the panel being replaced in 1984 (date on the panel).

We suspect that the PVC **plumbing** was updated about 20 years ago.

There was no central heating and air conditioning.

There are several areas around the house where the asbestos siding has been damaged.

Skirting is damaged and needs to be repaired in multiple areas around the house.

January 30, 2026

City of Lakeland Historic Preservation Board
Lakeland, FL
Attention: Emily Foster, Senior Planner- Historic Preservation

Re: Application for Major Review for Request to Demolish
749 Vistabula St. residential structure

Dear Ms. Foster;

Dechomai Asset Trust, Owner of the referenced property, hereby authorizes David F. Bunch, of Hauger-Bunch Inc., to submit the referenced application for demolition approval and represent the Owner throughout the application process.

Thank you.



Bryan Clontz,
Trustee of Dechomai Asset Trust, a Nevada Public Charity, under Trust Agreement
Dated August 21, 2007, as amended and restated March 27, 2025
(See Warranty Deed Attached)

Prepared by and Return to:
Sara L. Garcia
Old Republic National Title Insurance Company
1410 N. Westshore Blvd. Ste. 800
Tampa, FL 33607

File Number: 25118423

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 9 day of January, 2026, between David A. Pipkin and Nancy L. Pipkin, husband and wife, whose post office address is 137 Lake Morton Drive, Lakeland, FL 33801, grantor, and Bryan Clontz, as Trustee of Dechomai Asset Trust, a Nevada Public Charity, under Trust Agreement dated August 21, 2007, as amended and restated March 27, 2025, whose post office address is 245 Riverside Avenue, Ste 100-058, Jacksonville, FL 32202, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Polk County, Florida, to-wit:

Lots 11 and 12, DR. R.R. SULLIVAN'S ADDITION TO LAKE LAND, FLA, according to plat thereof as recorded in Plat Book 3, Page 22, of the Public Records of Polk County, Florida.

Parcel Identification Number: 24-28-19-233000-000110

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Nancy Almonte
Witness Address: 208 Siberian Cypress Cir
Winter Haven FL 33811

Seller:
[Signature]
David A. Pipkin

[Signature]
Nancy L. Pipkin

[Signature]
Witness Name: James A. Lutz
Witness Address: 1815 Scurry Knoll Cir S
Lakeland FL 33813

State of FLORIDA
County of Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9 day of January, 2026, by David A. Pipkin and Nancy L. Pipkin, who () are personally known to me or () have produced Florida ID as identification.



[Signature]
Notary Public
Printed Name: LADAWNA JENKINS
My Commission Expires: 8/1/2029



POSTED





749



POSTED
NO TRESPASSING
KEEP OUT























**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
May 28, 2026**

Project #	HPB26-058
Project Type	Demolition
Property Address	120 S. Florida Avenue
Historic Name	“The Lakeland Evening Ledger Building” (1925 CD)
Historic District; FMSF#	Munn Park Historic District
Owner/Applicant	Baron Management LLC / Cory Petcoff
Zoning; Context District; Future Land Use; SPI	C-7; Urban Center; Regional Activity Center; N/A
Existing Use	Commercial (vacant)
Adjacent Properties	Commercial
Previous Approvals	N/A

REQUEST

The Applicant requests approval to demolish the existing building on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an urban lot in downtown Lakeland consisting of 0.12 acres (Munns Survey Block 19 Lot H, N 41 FT & W1/2 of vacated alley lying east of same).

On this property is a two-story commercial building, which was built circa 1922 and is a non-contributing building in the Munn Park Historic District. The building exhibits the Masonry Vernacular architectural style, with a brick and stucco exterior and a flat roof. Few historical features remain, such as the window openings and the inset panels near the roofline, both on the second floor north elevation, as this building has been heavily modified. The front façade storefront and windows have been removed or covered, and two drive-through lanes and a modern storefront have been added to the front and north elevation walls. An enclosed bridge has also been added to the rear of the building, connecting to the former Florida National Bank building at 113 S. Tennessee Avenue.

Historically, the subject building was originally home to the Lakeland Evening Ledger newspaper, where their offices and presses were housed. In 1960, the Florida National Bank purchased the building and converted the first floor into drive-through teller windows. Unoccupied since the 1970s, the current owner purchased it in January 2014.

In justifying the request for demolition, the Applicant states that the request is related to the redevelopment and adaptive reuse of the former Florida National Bank Building located directly behind the subject building. The Florida National Bank Building is planned to be renovated for Prima 135, a modern Italian steakhouse restaurant. The demolition will allow for the relocation of water and sewer lines for the restaurant project, currently located under the subject building. Demolition is proposed to cost approximately \$70,000 and will take approximately three weeks to complete, according to the Applicant. If there is a group interested in salvaging any building materials, the Applicant would work with them as long as all schedules align.

As previously described, the subject building has been significantly modified over the years. In addition, according to a 2017 Limited Visual Structural Condition Survey Report obtained by the Applicant from

BillierReinhart Engineering Group Inc., the second floor of the building exhibits a severe loss of structural capacity due to termite damage. The report recommends the second floor remain unoccupied until significant repairs are made, which are detailed in the report.

After demolition of the subject building and completion of the restaurant project, the property owner proposes to construct a multi-family residential development on the subject property, but plans and a timeline for construction have not yet been finalized. The Applicant submitted conceptual architectural drawings that show the potential renovation of the subject building into three residential units.

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 *Design Guidelines* apply to this request:

Chapter 6, Exterior Architectural Features: Alteration and Maintenance

Sub-Chapter 6.12, Relocation and Demolition

The Historic Preservation Board discourages the demolition of sound historic buildings. A request for demolition will be determined based on the following considerations and guidance.

1. The architectural significance of the building or structure shall be considered, including a building's historical or cultural associations to its neighborhood, historic district, or to the history of Lakeland. Architectural significance is based upon documentation of the property's architectural integrity and historical or cultural significance. It is inappropriate to demolish a building that is architecturally significant. Further considerations include:
 - a. Does the building represent a documented architectural type or style?
 - b. Is the building a rare resource? Is it one of few remaining examples of its period of construction, or of its architectural style or type remaining?
 - c. Consider the difficulty or impossibility of reproducing the building. Does the building exhibit characteristics of historic craftsmanship, such as carved wood or detailed masonry, that would be difficult or impossible to replicate? Does the building contain historic materials, such as historic brick, stone, or old-growth lumber, that are no longer available and impossible to reproduce?
2. The contribution of the building or structure to the history or origins of the neighborhood, historic district, or history of Lakeland shall be considered. Does the building contribute to the setting and character of the district? Would the historic setting and character of the district be diminished by the loss of the building? It is inappropriate to demolish a building that contributes to the historic setting and character of the district.

3. The future utilization of the site, including any replacement buildings or structures, shall be considered. Will the property be reused after demolition? Will any new structure be compatible with the historic context of the neighborhood or historic district and in harmony with the massing, scale, and proportion of adjacent buildings? How will future plans affect the character of the surrounding historic district? It is inappropriate to demolish a historic building without definitive plans for the property's re-use. It is inappropriate to demolish a building for new construction that would diminish the character of the historic district. It is generally inappropriate to demolish a building for reuse as a parking lot, as this could have an extremely negative effect on the character of a residential historic district or urban block.

ANALYSIS:

With regard to demolition considerations #1 and #2, staff finds the subject building is a non-contributing building in the Munn Park Historic District. This finding was reaffirmed in the 2025 resurvey of the District, due to the significant alterations made in the 1960s. While the building has a historic association with the long-running Lakeland Ledger newspaper, the exterior modifications have altered its original appearance and removed any visual associations to the newspaper offices.

The Historic Preservation Standards state that the demolition of "sound historic structures" will be discouraged. The Limited Visual Structural Condition Survey Report provides evidence that the building has significant structural damage, especially present in the second floor.

Due to utility conflicts and the placement of a walk-in cooler for the new restaurant, rerouting of the sewer line has been found unavoidable by City Water Utilities staff. Placing the rerouted line and related easement(s) a sufficient distance from the Florida National Bank building to the west has been the recommended solution. Additionally, given the significance of the Florida National Bank building, which is eligible for individual listing in the National Register of Historic Places according to the 2025 historic district resurvey report, it is reasonable to consider that building's redevelopment and rehabilitation as further justification for the demolition of the non-contributing subject building. Ultimately, this will also allow for new construction along the South Florida Avenue frontage that is consistent with the Design Guidelines. Staff finds the conceptual plan for multi-family residential units adequate to satisfy demolition consideration #3.

However, the interim vacant South Florida Avenue street frontage is a major concern; to mitigate this, staff suggests the Applicant design elements, such as a knee wall or other hardscape features, along the South Florida Avenue frontage in combination with landscaping. The walk-in cooler at the rear of the Florida National Bank building will also need to be appropriately screened from public view. These elements would be subject to separate Minor Review approval and must be completed concurrently with the restaurant project.

For the reasons described, staff finds demolition of the subject building is appropriate, as the demolition considerations have been met adequately. Additionally, the request is consistent with the Design Guidelines and the intent of the Historic Preservation Standards.

STAFF RECOMMENDATION:

1. Approval of the demolition request with the following conditions:
 - a. Staff approval of walk-in cooler screening and design elements, such as a knee wall or other hardscape features, along the South Florida Avenue frontage of the subject property in combination with landscaping to mitigate the interim vacant lot via a Minor Review

Application and Building Permit Application, if applicable. This is a requirement before a demolition permit will be approved/issued.

- b. The subject property may not be designed for surface parking in the interim, but may be designed as a small park or greenspace.
2. Conceptual Approval of the request to redevelop the subject property for a multi-family residential building. A complete set of architectural plans, site plan, and exterior building materials list will be required for Final Approval by the Design Review Committee and will require a separate Major Review application.

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

THE LEDGER

THE LAKELAND EVENING LEDGER

NEW YORK		WASHINGTON	
NATIONAL	0000	AMERICAN	0000
LASTON	00	WHEELY	00
YOUNG	00	HARRIS	00
WELLS	00	RICE	00
TEGGS	00	GOSLIN	00
WILSON	00	JUDGE	00
JACKSON	00	BLUDGE	00
GONDY	00	PECKWHAUGH	00
NEWT	00	RUEL	00
		JOHNSON	00

THE LAKELAND EVENING LEDGER





FILE 2

LEDGER



W.O.W.
MEETS 8 P.M.
174 ST. WEDNESDAY

LOOF
FOR THE WOMEN'S
REBEKAHS
1100 - 4TH AVENUE



Report of Limited Visual Structural Condition Survey



**120 S Florida Avenue
Lakeland, Florida**

Issue Date:
December 5, 2017

BillerReinhart Project No. 17-404



December 5, 2017

Mr. Cory Petcoff



Baron Realty Inc
113 S Tennessee Avenue
Lakeland, FL 33801

Office: 863.607.4100
Mobile: 863.660.7912
Email: cory@baronrealty.com

**Subject: Report of Limited Visual Structural Condition Survey
120 S Florida Avenue
Lakeland, Florida**

Introduction

Robert Reinhart, PE of Biller Reinhart Engineering Group, Inc. (BillerReinhart) performed a limited visual structural condition survey at the subject property on November 8, 2017.

BillerReinhart understands that the subject property has been damaged due to insect (wood destroying organisms) activity, particularly on the second floor. The main structural concerns are cracking in the wythes of clay brick exterior walls and timber joist bearings. The purpose of this project is to primarily observe the reported damage of the second-floor framing and generate a report to document observations and recommendations. Photographs were taken during the assessment and are included in *Appendix A*.

Project Information

The two-story building is located at 120 S Florida Avenue, Lakeland, Florida. According to the Polk County Property Appraiser's website, the building has the following characteristics:

Total Under Roof:	4,838 square feet (41' x 118' plan)
Living Area (as originally constructed):	4,838 square feet (41' x 118' plan)
Actual Year Built:	1935
Effective Year:	1985

The building has reportedly been unoccupied for the most part since the 1970's. A portion of the first level has been modified to accommodate drive-through bank teller stations. The exterior walls are mainly constructed of wythes of clay brick. The second level / mezzanine appears to be of timber frame construction with the north and south ends of the edge joists bearing in pockets of brick exterior walls.

The roof structure is comprised mainly of conventionally timber framed trusses that span the 41-foot width of the building and bear in pockets of the north and south brick exterior walls. Parapets extend above the top of the roof surface. The roof appears to be sloped to the east with drainage scuppers and downspouts on the east building elevation.

The north, west and south elevations are finished primarily of painted stucco. The west elevation is painted brick.

An enclosed elevated (second floor) walkway on the east elevation provides pedestrian passage over a vehicular traffic lane to the building adjacent to the east.

Recent inquiries about a tenant expressing interest to occupy the second floor has initiated select areas of exploratory demolition to reveal portions of concealed structure to assess the existing conditions.

Exterior Visual Survey Observations

Cursory observations were made around the exterior building. Photographic documentation is represented in *Appendix A*. The following conditions were observed:

1. North elevation is depicted in *Figure A-1*.
2. Numerous areas of cracking were noted in the stucco on the north, west and south elevations.
3. The roof drainage downspout on the south end of the east elevation has detached from the brick substrate.
4. Separation of window frame to brick substrate at the south second story window on the east building elevation was noted.
5. Bricks and mortar joints on the east elevation exhibited cracking of various widths and lengths.
6. The parapet at the east end of the north elevation is visibly tilting to the south.
7. The ceiling/soffit of the drive-through teller areas exhibited cracking of various widths and lengths.



Interior Visual Survey Observations

Interior observations were made on the interior of the building with focus on the second-floor framing. Photographic documentation is represented in *Appendix A*. The following conditions were observed:

1. Portions of the second-floor plywood subflooring were removed prior to the site visit to expose the timber joist. Refer to *Figure A-2*, *Figure A-3*, *Figure A-4*, *Figure A-5*, and *Figure A-6*.
 - a. Floor joists spanning in the north-south direction were noted to be 2 inches wide by 13-½ inches deep and spaced at 12 inches.
 - b. All revealed discernible joists exhibited insect related damage. Most of the damage observed was extensive with section loss of the joists.
 - c. Rows of timber cross-bridging were observed between the joists. Refer to *Figure A-3*.
 - d. Two to three layers of tongue-and-groove floor boards spanning over the joists were noted. Refer to *Figure A-6*.
2. The south ends (and likely the north ends) of the edge joists bear in pockets of the brick exterior walls. Refer to *Figure A-7*.
3. A hallway approximately 10 feet wide extends along the south area of the building.
 - a. A series of 10-inch by 10-inch timber columns support a timber truss and multi-ply timber beams spanning in the east-west direction along the north wall of the hallway space. Refer to *Figure A-8* and *Figure A-10*.
 - b. The undersides of exposed second-floor joists spanning in the north-south direction exhibited insect related damage. Most of the damage observed was extensive with section loss of the joists. Refer to *Figure A-9*.
 - c. Portions of the exposed multi-ply timber beams spanning in the east-west direction exhibited insect related damage. Refer to *Figure A-10*.
 - d. The timber truss and multi-ply timber beams spanning in the east-west direction along the north wall of the hallway space appear to be a load-bearing line for the second-floor joists. Refer to *Figure A-11*.
4. The second-floor joist spans appear to be from the south exterior wall to the timber truss and multi-ply timber beams along the north wall of the hallway space and then to the north exterior wall. No other intermediate bearing line between the timber truss / multi-ply timber beam line and the north exterior wall were discernible. Refer to *Figure A-12*.
5. The second floor exhibited discernible deflection. Refer to *Figure A-13*.
6. The underside of the roof structure was exposed. Refer to *Figure A-14*.



- a. Portions of the original conventional framing have been modified. Refer to *Figure A-14* and *Figure A-15*.
- b. The south ends (and likely the north ends) of the roof framing bear in pockets with horizontal timber sill plates of the brick exterior walls. Refer to *Figure A-16*.

Conclusion/Recommendations

BillerReinhart believes that the damage observed on the second floor of the subject building is primarily due to wood destroying organism (insect) activity. Insect related deterioration of wood members is often greater within the member section as compared to that visible on the member surface. BillerReinhart recommends the building remain unoccupied due to the severe loss of structural capacity of the second-floor framing system.

Considering inquiries about a tenant expressing interest to occupy the second floor, BillerReinhart anticipates a scope of work (mindful of observed existing conditions) to include but not limited to the following items for the second-floor reconstruction:

1. Retain and implement the services of a qualified insect control company specializing in the abatement of wood destroying organisms.
2. Retain and implement a shoring plan for the exterior walls to accommodate the full removal and replacement of the second-floor timber system.
 - a. When repair/replacement of deteriorated structural elements or systems may cause temporary weakness, excessive deflections or structural instability, shoring or other suitable supports shall be provided until completion and adequate curing of repairs.
 - b. Contractor would submit cut sheets with certified capacities for shoring to be used. Shoring plans, if required, would be prepared, signed, and sealed by an Engineer registered in the State of Florida.
3. Implement demolition of the full second-floor timber system.
4. Repoint interior brick mortar joints. Remove embedded timber elements in the walls and fill void with bricks and/or non-shrink grout. Repointing existing brick may include the following:
 - a. Joint Raking
 - i. Rake out mortar from joints to depths equal to 2-1/2 times their widths but not less than 1/2" (from face of original mortar) nor less than that required to expose sound, un-weathered mortar.
 - ii. Remove mortar from masonry surfaces within raked-out joints to provide reveals with square backs and to expose brick for contact with pointing mortar. Brush, vacuum, or flush joints to remove dirt and loose debris.



- iii. Do not spall edges of brick units or widen joints. Replace any brick units which become damaged.
 - iv. Cut out old mortar by hand with chisel and mallet, unless otherwise indicated.
 - v. Power operated rotary hand saws and grinders will be permitted but only based on the demonstrated ability of the operators to use tools without damage to the masonry. Saws and grinders shall be fitted with dust extraction system as required to prevent dust from being released in accordance with EPA, city, county, and other governing agency requirements
- b. Joint Pointing
- i. Rinse brick joint surfaces with water to remove any dust and mortar particles. Time application of rinsing so that, at time of pointing, excess water has evaporated or run off, and joint surfaces are damp but free of standing water.
 - ii. Apply first layer of pointing mortar to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8" until a uniform depth is formed. Compact each layer thoroughly and allow to become thumbprint-hard before applying next layer.
 - iii. After joints have been filled to a uniform depth, place remaining pointing mortar in 3 layers with each of first and second layers filling approximately 2/5 of joint depth and third layer the remaining 1/5. Fully compact each layer and allow to become thumbprint hard before applying next layer. Where existing bricks have rounded edges, recess the final layer slightly from face. Take care not to spread mortar over edges onto exposed masonry surfaces, or to featheredge mortar.
 - iv. When mortar is thumbprint hard, tool joints to match original appearance of joints, unless otherwise indicated. Remove excess mortar from edge of joint by brushing.
 - v. Cure mortar by maintaining in a damp condition for not less than 72 hours.
 - vi. Where repointing work proceeds cleaning of existing brick, allow mortar to harden not less than 30 days before beginning cleaning work.
5. Due to the unknown capacity of the wythes of clay brick exterior walls and associated foundations, an interior system of reinforced concrete columns/pilasters and foundations is recommended to be designed and constructed to support a new timber framed second-floor system. A second line of intermediate east-west direction bearing is recommended to reduce depths of joists spanning in the north-south direction. Timber columns could also be considered as an alternate to reinforced concrete.



6. Second-floor reconstruction:
 - a. Primary timber beams spanning in the east-west direction between new reinforced concrete columns/pilasters.
 - b. New timber joists (2x14s at 12-inch spacing with block or cross bridging) spanning in the north-south direction spanning between bearing lines.
 - c. Installation of perimeter timber ledgers anchored to the brick walls to re-establish lateral stability of the building through diaphragm action (distribution to lateral wind loads).
 - d. $\frac{3}{4}$ -inch plywood sub-flooring, glued and nailed to new joists and ledgers.

Please note this limited scope does not include other building related items/elements that may need restoration and/or removal and replacement, such as roof framing, roof deck sheathing, roof system, exterior stucco repair and finishes, and geotechnical investigation for soil conditions. Code upgrades to electrical, mechanical and plumbing systems may be required.

Engineer's Opinion of Cost

The following represents an engineer's best opinion of cost for the limited scope of work outlined above for the second-floor reconstruction.

The Engineer's best opinion of cost for the limited structural scope of work for second-floor reconstruction project is **\$280,000 to \$295,000**. See attached worksheet for more information in *Appendix B*.

Please note that the fees above do not necessarily include all costs for the following:

1. Contractor's general and special conditions
2. Risk and liability insurance
3. Project phasing, if required
4. Contractor mobilization/demobilization
5. Bonding and permitting
6. Disposal of demolished material
7. Mitigation of environmental impacts
8. All the contractor overhead and profit

The estimate does not include other building related items/elements such as roof trusses and roof repairs/replacement, geotechnical investigation, structural engineering fees, other consulting engineering fees, permit acquisition.

Please note that the figures above and in *Appendix B* represent an engineer's best opinion of cost and actual construction costs can vary significantly. For this reason, BillerReinhart recommends that the figures above be used for orders-of-magnitude budgeting purposes only.



Report of Limited Visual Structural Condition Survey
120 S Florida Avenue
Lakeland, Florida
BillerReinhart Project No. 17-404

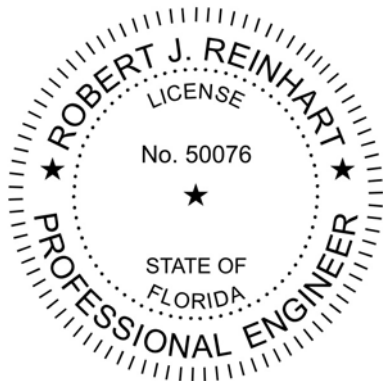
Neither the survey nor this report is intended to cover hidden defects, mechanical, electrical, or architectural features, nor environmental concerns. Unauthorized use of this report, without the permission of BillerReinhart, shall not result in any liability or legal exposure to Biller Reinhart Engineering Group, Inc.

Biller Reinhart Engineering Group, Inc. reserves the right to update the information contained in this report if deemed necessary due to modified site conditions or the availability of new/additional information.

Thank you for offering us the opportunity to provide our services for this project. Please contact our office if you have any questions regarding this report.

Sincerely,

Biller Reinhart Engineering Group, Inc.
State of Florida Certificate of Authorization No. 9149



Robert J. Reinhart, PE, SI,
Vice President
Principal Structural Engineer
Florida P.E. No. 50076

This item has been electronically signed using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



*Report of Limited Visual Structural Condition Survey
120 S Florida Avenue
Lakeland, Florida
BillerReinhart Project No. 17-404*

Appendix A

Photographic Documentation





Figure A- 1



Figure A- 2





Figure A- 3



Figure A- 4





Figure A- 5



Figure A- 6





Figure A- 7



Figure A- 8





Figure A- 9



Figure A- 10





Figure A- 11



Figure A- 12





Figure A- 13



Figure A- 14





Figure A- 15



Figure A- 16



*Report of Limited Visual Structural Condition Survey
120 S Florida Avenue
Lakeland, Florida
BillerReinhart Project No. 17-404*

Appendix B

Opinion of Cost



120 South Florida Avenue, Lakeland, FL					
Item	Units	Unit Cost	Estimated Length / Area / Each Repair	Order of Magnitude Opinion of Cost	
1.0	Project Planning and Coordination with site personnel	LS	\$1.00	250	\$250.00
2.0	Division 2 - Sitework				
a	Shoring	LS	\$1.00	2500	\$2,500.00
b	Second-floor Demolition	SF	\$5.00	4524	\$22,620.00
3.0	Division 3 - Concrete				
a	New Foundations	CF	\$250.00	276	\$69,000.00
b	Interior Pilasters/Columns to Support New Second-floor Framing	CF	\$250.00	92	\$23,000.00
4.0	Division 4 - Masonry				
a	Masonry / Brick Restoration - repoint mortar joints	SF	\$10.00	3108	\$31,080.00
5.0	Division 5 - Metals				
6.0	Division 6 - Wood				
a	Primary Timber Beams Spanning between Pilasters/Columns	LF	\$30.00	348	\$10,440.00
b	2 x 14 Joists at 12 inches on center	LF	\$25.00	4524	\$113,100.00
c	3/4-inch Plywood sub-floor sheathing	SF	\$2.00	4524	\$9,048.00
7.0	Division 7 - Thermal and Moisture Protection				
8.0	Division 8 - Windows and Doors				
9.0	Division 9 - Finishes				
	Sub-Total				\$281,038.00
	Contingency	5%			\$14,051.90
	ESTIMATE PROJECT TOTAL				\$295,089.90

