



AGENDA
HISTORIC PRESERVATION BOARD
Lakeland City Hall, City Commission Chamber
September 24, 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 August 27, 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. 121-123 N. Kentucky Avenue (Montgomery Ward Building)
 - vii. 504 W. Beacon Road*
 - viii. 749 Vistabula Street
- IV. New Business:
 - A. Proposed Amendment to Historic Preservation Board By-Laws.
- V. Adjourn for Design Review Committee

*Not located within a Historic District.

MINUTES

HISTORIC PRESERVATION BOARD

City Commission Chambers

Thursday, August 27, 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, Ricardo Jimenez, Natalie Oldenkamp, Michael Porter, Abigail Tidwell-Hunt and Rebekah Tucci 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, August 27, 2026 meeting of the Historic Preservation Board ("Board") to order at 8:37 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 July 23, 2026 meeting minutes as presented. Mr. Ricardo Jimenez seconded the motion. The motion passed 6—0.

III. Old Business:

A. Historic Lakeland, Inc. Watch List Report. Ms. Emily Foster stated there are no new updates on the 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. 121-123 N. Kentucky Avenue (Montgomery Ward Building)
- vii. 809 Cornelia Avenue
- viii. 504 W. Beacon Road*
- ix. 749 Vistabula Street

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

IV. New Business:

A. Annual election of Historic Preservation Board and Design Review Committee Chairpersons. Ms. Natalie Oldenkamp nominated Mr. Michael Porter for Chair of the Historic Preservation Board. Ms. Rebekah Tucci seconded the motion and it passed 6—0. Ms. Oldenkamp nominated Dr. Bruce Anderson for Chair of the Design Review Committee. Ms. Tucci seconded the motion and it passed 6—0.

B. Staff recommendation to appoint Rebekah Tucci to the Design Review Committee. Mr. Ricardo Jimenez made a motion to appoint Ms. Tucci to the Design Review Committee. Ms. Natalie Oldenkamp seconded the motion and it passed 6—0.

V. Adjourn for Design Review Committee.

The meeting adjourned at 8:43 a.m.

Chair, Historic Preservation Board

Senior Planner, Historic Preservation

BY-LAWS OF THE HISTORIC PRESERVATION BOARD

ARTICLE I

Objectives

The powers and duties delegated to, and the objectives and purposes of the Historic Preservation Board, City of Lakeland, Polk County, Florida, are those set forth in City Ordinance No. 2175, City of Lakeland, dated April 4, 1980, and Ordinance No. 2203, dated July 7, 1980, as amended by Ordinance No. 3841, dated September 15, 1997, Ordinance No. 4142, dated April 3, 2000, Ordinance No. 4898, dated September 4, 2007, Ordinance No. 5081, dated February 2, 2009, and Ordinance No. 5347, dated November 19, 2012, and the City of Lakeland Land Development Code, Article 11: Historic Preservation Standards, adopted by Ordinance No. 5425, dated December 16, 2013.

DEFINITION: The word "Board" when used herein shall mean the Historic Preservation Board, City of Lakeland, Florida.

ARTICLE II

Officers and Their Duties

- Section 1. The officers of the Board shall consist of a Chairperson and a Vice-Chairperson.
- Section 2. The Chairperson shall preside at all meetings and hearings of the Board and shall have the duties and responsibilities customarily conferred on the office in parliamentary procedure.
- Section 3. The Chairperson shall have the privilege of discussing all matters before the Board; may vote on any matter, and shall vote to break a tie.
- Section 4. The Vice-Chairperson shall act for the Chairperson in his or her absence.
- Section 5. In the absence of the chair and vice-chair, a temporary chair shall be elected on an as-needed basis from the members present.

ARTICLE III

Election of Officers

- Section 1. Nomination of officers shall be made from the floor at the regular meeting in August each year, and the elections shall follow immediately thereafter.

Section 2. A candidate receiving a majority vote shall be declared elected and shall serve for one year, or until a successor shall take office, beginning at the September regular meeting.

Section 3. Vacancies in unexpired terms of office shall be filled immediately by regular election procedure.

ARTICLE IV

Amendments

Section 1. These by-laws may be amended by majority vote of the Board members present at any regular meeting. Such changes shall not become effective until the lapse of thirty (30) calendar days from the approval thereof.

ARTICLE V

Procedures

Section 1. The Board shall hold regular meetings. Regular meetings shall be open to the public.

Section 2. Special Meetings may be called as needed, including Special Meetings of the Design Review Committee. The notice of such a meeting shall specify the purposes of such a meeting and no other business may be considered except by unanimous consent of the Board members present. The Director of Community and Economic Development or his or her designee shall notify all members of the Board not less than twenty-four (24) hours in advance of such special meeting.

Section 3. Any vacancies on the Board shall be filled in a timely manner, normally within two months.

ARTICLE VII

Design Review Committee

Section 1. The Design Review Committee shall be a standing sub-committee of the Board.

Section 2. The Design Review Committee shall hold regular meetings concurrent with the Board. Decisions on requests for design review shall normally be made at the first meeting following the delivery of all information required to be submitted with the Certificate of Review application.

- Section 3. The Design Review Committee Chairperson shall be the Vice-Chairperson of the Board. The Design Review Committee shall appoint a Vice-Chairperson from its membership. Membership on the Design Review Committee may be reevaluated on a yearly basis, concurrent with the Board's annual elections in August.
- Section 4. Membership of the Design Review Committee shall be open to any Board member, but preference shall be given to Board members living or working in the City's Historic Districts in order to provide adequate representation for each District.

ARTICLE VIII

Coordination With Other Preservation Entities

- Section 1. In order to increase the level of cooperation and coordination of the Board's activities with other entities involved with preservation, the Board adopts the following policies, to wit:
- A. To encourage participation of members in informational and educational meetings, and local, state, and national workshops and conferences.
 - B. To cooperate with and participate in survey and planning activities of the State Historic Preservation Office and National Park Service, Certified Local Government program.
 - C. To partner with Historic Lakeland, Inc. in educational, informational and advocacy endeavors involving the protection, promotion, and preservation of Lakeland historic resources.

ARTICLE IX

Certified Local Government

- Section 1. In 1989, the Board was designated a Certified Local Government ("CLG") by the National Park Service (NPS) and the State Historic Preservation Office (SHPO). In order to maintain a relationship with NPS/SHPO and maintain the Board's CLG status in good standing, the Board agrees to:
- a. Provide the SHPO with advance notice of all meetings.
 - b. Submit to the SHPO copies of minutes and attendance records of all meetings in a timely manner.
 - c. Inform the SHPO of all changes in membership.
 - d. Notify the SHPO of all changes in historic designations.
 - e. Submit the annual CLG report to the SHPO in a timely manner.

Adopted as amended August 25, 2022 by the Historic Preservation Board (L. Dennis, M. Rinker, 8-0)



AGENDA
DESIGN REVIEW COMMITTEE
Lakeland City Hall, City Commission Chamber
September 24, 2026
immediately following the Historic Preservation Board Meeting

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

- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the August 27, 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. [HPB26-119 – 320 Cresap Street](#) – Final Approval to construct an addition onto the east side elevation of the house. Owner/Applicant: Mark Kirby.
- V. Other Business: None
- VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE

City Commission Chambers

Thursday, August 27, 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, Abigail Hunt-Tidwell, Ricardo Jimenez, Natalie Oldenkamp, Michael Porter and Rebekah Tucci 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

The meeting was called to order by Chair Michael Porter at 8:49 a.m. The Committee roll call was performed and a quorum was present.

II. Review and approval of the July 23, 2026 and August 3, 2026 (Special Called) Design Review Committee meeting minutes.

Ms. Rebekah Tucci made a motion to approve the July 23, 2026 and August 3, 2026 (Special Called) Design Review Committee meeting minutes as presented. Dr. Bruce Anderson seconded the motion. The motion passed 6—0.

III. Review of Certificates of Review administratively approved.

A list of fourteen (14) administratively approved Certificate of Review projects covering the period 7/14/26-8/17/26 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. HPB26-108 – 54 Lake Hunter Drive – Final Approval to install standing seam metal roofing with striations between seams on the subject building and construction of a flat roof over the existing patio. Owner/Applicant: Alex and Patricia Metrovich

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 is an interior lot with a total area of 0.25 acres. On this property is a single-family house that is a contributing building in the Dixieland Historic District as of the 2023 resurvey of this District. Built circa 1921 in the Bungalow architectural style, this house features a gable roof with a hipped roof front porch supported by square posts and knee brackets. While the house is of wood frame construction, masonry/stucco cladding was added later. A flat roofed

building addition exists on the west side of the house. An in-ground swimming pool was approved for the west side of the property in 2002 and the addition of columns for a future patio cover were approved in 2004; both features were subsequently installed/constructed. The Applicant requests to install a standing seam metal roof on the house; the metal roofing panels will have striations between the seams. A new aluminum flat pergola roof is requested to be installed over the existing building addition and patio area on the west side of the house, which will be tied into the roof of the house and extend to the patio columns built in 2004. Additionally, the Applicant requests to replace the square posts at the front porch of the house with square columns on brick plinths. Old style stucco will be installed between the columns on the foundation of the house. Typically, metal roof requests can be approved via Minor Review at the staff level, but as metal roofs are not permitted to have striations, staff was unable to approve the request, which was then deferred to the Design Review Committee. Additionally, the construction of a roof structure over the patio and installation of new front porch columns requires Major Review despite the patio component being considered by the Design Review Committee in 2005.

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 Chapters 4 and 6 of the Design Guidelines for Historic Properties. Staff finds that part of the request is in conflict with the Design Guidelines, as metal roofing panels may not have raised striations between seams, according to the Historic Preservation Board's Metal Roof Policy included in the Design Guidelines. However, the use of flat panel standing seam roofing is appropriate for use on the house, as it exhibits the Bungalow architectural style. Staff finds that the patio roof structure, as well as the design of the new front porch columns, is appropriate and consistent with the Standards and Design Guidelines. Ms. Foster stated staff recommends Final approval of the request with the following condition, to be reviewed by staff prior to permitting: Use of either 5V crimp or standing seam metal roofing with flat panels between crimps or seams, per the Historic Preservation Board's Metal Roof Policy.

Chair Porter asked if the applicant had any additional comments or questions. Mr. Alex Metrovich was present in support of the request.

In response to Chair Porter, Mr. Metrovich stated he agrees with staff's recommended conditions.

MOTION: Final approval of the request with the condition recommended by staff. (B. Anderson/ N. Oldenkamp, 6—0).

- C. HPB26-109 – 601 Finney Street** – Final Approval requested to construct an accessory building in the rear yard of the subject property. Owner/Applicant: John and Ashlee French.

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 is an interior lot consisting of 0.17 acres in the Lake Morton neighborhood. On the property is a two-story single-family house, constructed circa 1925 in the Craftsman Bungalow architectural style, which is a contributing building in the South Lake Morton Historic District. The house is of

frame construction and has a gabled roof with exposed rafter tails, decorative beams, arched gable vents, and a full-width front porch supported by tapered stucco columns. The house features novelty wood lap siding and one-over-one wood windows. At the southwest corner of the rear yard along the alley is a detached garage with a gabled roof and materials matching the house. The Applicant requests to build a new detached accessory structure in the rear yard of the subject property, between the house and the garage, towards the east property line. This structure will be used as a home gym and storage. The exterior dimensions of the proposed structure are 24 feet by 14 feet, for a total area of 360 square feet. The structure will have a gabled roof with a 4/12 pitch and decorative rafter tails. The west elevation features a small entry porch with a full-lite door and a pair of one-over-one windows, and the north elevation will have a single one-over-one window. The design of the structure is meant to match the house. Materials proposed to be used for the structure include:

Concrete pier foundation* dressed with fiber-cement panels with ventilation openings to match house

- Fiber-cement lap siding with a 4-inch exposure
- Fiber-cement trim to match the house
- Wood-clad double-hung sash windows with a one-over-one lite configuration
- Composite or wood full-lite door and
- Architectural roof shingles

*After the agenda packet was published, the Applicant notified staff that they have changed the foundation from raised pier construction to concrete slab.

The site plan submitted for this request shows building setbacks and height that comply with the City's Land Development Code requirements for general accessory structures.

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 4 Of the Design Guidelines for Historic Properties. Staff finds that the proposed accessory structure does not disturb the spatial relationships of surrounding buildings, and the essential form and integrity of the principal house is maintained. In evaluating the request with the Design Guidelines, staff finds the subordinate scale of the proposed structure and its simplified design to be consistent with the Design Guidelines. Staff also finds the building materials and roof form to be compatible with the principal house on the subject property, as well as the proposed location at the rear of the lot. Finally, the proposal conforms with the requirements of Land Development Code concerning accessory structure setbacks and height limits. Ms. Foster stated that Staff recommends Final Approval of the request as submitted.

Chair Porter asked if the applicant had any additional comments or questions. Ms. Ashlee French was present in support of the request.

MOTION: Final approval of the request as submitted. (R. Jimenez/B. Anderson, 6—0).

- D. HPB26-125 – 217 E. Belmar Street** – Final Approval requested to demolish the house on the subject property and construct a new single-family house.
Owner/Applicant: Hulbert Homes Inc.

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 is an interior lot consisting of 0.16 acres. On this property is a one-story single-family house built circa 1925, which is a contributing building within the South Lake Morton Historic District. Exhibiting the Frame Vernacular architectural style, the house features a hipped roof with exposed rafter tails, textured stucco cladding, terracotta scuppers, a screened front porch with rounded, arched openings, and nine-over-one Prairie-style wood sash windows. While staff was not able to find evidence for this, it is believed that the house was originally constructed with a flat roof behind a parapet wall, due to the unusually high exterior walls and presence of scuppers. The hipped roof was likely added in the 1940s or 1950s. In justifying the request for demolition, the Applicant states that the house exhibits deterioration that is beyond reasonable repair. A structural inspection report prepared Arkay Engineering Inc. noted that the house is “structurally unsafe and should be condemned.” Several building issues were cited, including water and termite damage throughout the entire roof and ceiling framing systems, exterior load bearing walls, and wood floor system. Demolition is estimated to cost \$11,000 and reasonable efforts will be made by the Applicant to salvage any usable architectural elements and building materials. If granted demolition approval, the Applicant proposes to construct a one-story single-family house, containing 2,139 square feet. An attached two-car garage and integrated lanai are present on the rear façade. Aesthetically, the building will feature a neo-traditional style reflecting Craftsman architectural elements, including a gabled front porch supported by square columns on brick plinths, and single and paired sash windows with a one-over-one lite configuration. Materials for the proposed building will consist of:

- Painted, sand finish cementitious coating over concrete stem wall
- Painted fiber cement lap siding with a 6” exposure, with fiber cement board-and-batten siding accent in the gable
- Painted fiber cement trim with 4” width
- White vinyl single-hung sash windows
- Glazed painted fiberglass/wood entry and rear doors; steel raised panel garage door
- Brick veneer porch foundation and brick column bases; concrete floor; painted fiber cement columns; cast-in-place concrete steps.
- Architectural asphalt shingles on 5/12 pitch roof
- Painted fiber-cement fascia and soffit; and
- Exterior paint colors as listed.

The site plan for the new house includes a front setback of 20 feet from the property line, with interior side setbacks of 6.67 feet and a rear setback of 22.58 feet. A driveway connecting the rear-loaded attached garage to the improved alley located south of the subject property is provided in the rear yard.

Ms. Foster stated that the request was evaluated using Article 11 of the Land Development Code, and Chapters 4 and 6 of the Design Guidelines for Historic Properties. With regard to demolition considerations #1 and #2, staff finds the subject building is a contributing building in the South Lake Morton Historic District, as it represents the Frame Vernacular 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 the house are relatively modest, the house features elements of its particular architectural style, as described in the Summary of Background Information above. Frame Vernacular houses are common throughout the South Lake Morton Historic District. Given the workmanship, available building materials, and roof alteration, this house could easily be replicated. While this house is not eligible for an individual listing on the National Register of Historic Places based on known architectural or historical merits, it continues to contribute to the history and context of the Historic District. The Historic Preservation Standards state that the demolition of “sound historic structures” will be discouraged. The structural inspection report provided by the Applicant provides evidence that the subject house has experienced deferred maintenance and damage to the extent that it is not occupiable or structurally safe in its current condition and constitutes an unsound structure. Additionally, the roof alteration detracts from the architectural integrity of this house. With regard to demolition consideration #3, the Applicant provided complete plans to replace the subject house with a new single-family house. Staff finds that the proposed new house with attached rear-loaded garage generally meets the Standards and Design Guidelines in terms of scale, massing, orientation, fenestration size and alignment, roof form, materials, and compatible neo-traditional design elements. However, for compatibility with adjacent houses, the total width of the house should be reduced from 36.67 feet to 34 feet. Staff finds further that the front façade of the house is appropriately oriented towards Belmar Street, and that the architectural ornamentation and details of the house are a contemporary interpretation of the Craftsman Bungalow architectural style found widely throughout the City’s residential historic districts and compatible with historic buildings within the South Lake Morton Historic District. The building setbacks, height, and the location of the driveway for this proposal are appropriate and consistent with the Design Guidelines. The average front setback for houses along East Belmar Street adjacent to the subject property is approximately 17 feet, so the 20-foot front setback as proposed is found to be compatible. The existing driveway and driveway apron will be required to be removed and the curb reconstructed. Ms. Foster stated for the reasons presented, staff finds that demolition of the subject building is appropriate, as the demolition considerations have been adequately met. Staff recommends Final Approval for the demolition of the subject house and construction of the single-family house as proposed with the following condition, to be reviewed by staff prior to permitting: Reduce width of house from 36.67 feet to 34 feet.

Chair Porter asked if the applicant had any additional comments or questions. Ms. Megan Ray was present in support of the request.

In response to Chair Porter, Ms. Ray asked the Board if she could apply for a variance for the staff recommended width reduction of the home.

Ms. Foster stated that it is up to the Committee to grant approval for the requested width of the home.

In response to Ms. Natalie Oldenkamp, Ms. Ray stated the owner of the home does not desire to restore the home as it is more feasible to demolish the home than to renovate.

Mark Hulbert was present in support of the request.

Mr. Hulbert stated he wants to get some clarity as to why the width of the house needs to be reduced to 34 feet.

Ms. Foster stated the recommendation is based on compatibility with the adjacent homes.

A lengthy discussion ensued among the Board, staff and applicant regarding the demolition request and the need for more evidence that demonstrates that the home is beyond repair.

MOTION: Motion to postpone the item. (B. Anderson/R. Tucci, 6—0)

- E. HPB26-127 – 604 E. Park Street** – Final Approval requested to demolish the house on the subject property and construct a new single-family house and detached garage. Owner/Applicant: Hulbert Homes Inc.

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 is an interior lot consisting of 0.22 acres. On this property is a one-story single-family house built circa 1925, which is a contributing building within the South Lake Morton Historic District. Exhibiting the Bungalow architectural style, the house features a front-gabled roof with exposed rafter tails, Dutch lap wood siding with scalloped siding in the front gable, a screened front porch with simple square posts, and one-over-one sash windows. The Applicant did not provide justification for demolition, stating only that redevelopment of the subject property maintains the property's long-standing residential use and that the replacement residence has been thoughtfully designed to be compatible. Demolition and site preparation is estimated to cost between \$10,000 and \$20,000 and reasonable efforts will be made by the Applicant to salvage any usable architectural elements and building materials. If granted demolition approval, the Applicant proposes to construct a two-story single-family house, containing 2,948 square feet. Aesthetically, the building will feature a neo-traditional style reflecting Craftsman architectural elements, including a shed-roofed front porch supported by tapered columns on brick plinths, and fixed and sash windows with a two-over-two lite configuration. Also proposed is a one-story, 400 square feet detached garage to be constructed at the rear of the property. Materials for the proposed house and detached garage will consist of:

- Painted, sand finish cementitious coating over concrete stem wall; slab for garage.
- Painted fiber cement lap siding with a 6" exposure
- Painted fiber cement trim with a 4" width
- White vinyl windows with a two-over-two lite configuration
- Glazed fiberglass/wood doors; a steel raised panel garage door
- Brick veneer porch foundation and brick column bases; concrete floor; painted fiber cement columns; and cast-in-place concrete steps.
- Architectural asphalt shingles on a variety of pitched roofs: 5/12, 2.5/12, 10/12
- Painted fiber-cement fascia and soffit; and
- Exterior paint colors as listed.

The site plan for the new house shows a front setback of 35.97 feet at the left side and 20 feet from the right side to the property line, with interior side setbacks of 6.17 feet and a rear setback of 88.11 feet. A 20-foot wide driveway is shown connecting the detached

garage to the improved alley located south of the subject property is provided in the rear yard. A 12-foot wide semi-circular drive is shown in the front yard.

Ms. Foster stated that the request was evaluated using Article 11 of the Land Development Code, and Chapters 4 and 6 of the Design Guidelines for Historic Properties. With regard to demolition considerations #1 and #2, staff finds the subject building is a contributing building in the South Lake Morton Historic District, as it represents the 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 the house are relatively modest, the house features elements of its particular architectural style, as described in the Summary of Background Information above. Bungalow houses are common throughout the South Lake Morton Historic District. Given the workmanship and historic building materials, this house could not easily be replicated. While this house is not eligible for an individual listing on the National Register of Historic Places based on known architectural or historical merits, it continues to contribute to the history and context of the Historic District. The Historic Preservation Standards state that the demolition of "sound historic structures" will be discouraged. Photographs provided by the Applicant do not show significant deterioration or structural failures that would constitute an unsafe or unsound structure; a structural inspection report was not provided. With regard to demolition consideration #3, the Applicant provided complete plans to replace the subject house with a new single-family house and detached garage. Staff finds that the materials of the house and garage, and some architectural elements, such as the tapered front porch columns and Craftsman-style front door, meet the Standards and Design Guidelines in terms of compatibility. However, the scale and massing of the house is not compatible with adjacent historic houses in terms of façade width, fenestration size and pattern on side elevations, roof forms, and living area square footage. While the front façade of the house is appropriately oriented towards E. Park Street and the front yard setbacks meet Land Development Code requirements and are compatible with adjacent houses, the larger than average width of the front façade leaves more narrow side setbacks than are found in adjacent properties. Additionally, there are several design elements of the proposed house and site plan that are either not consistent with the Design Guidelines, or do not meet the Urban Neighborhood requirements in the Land Development Code, including: eave returns should either be straight or have a formal return and not utilize the "pork chop" design; the front porch must be at least 8 feet in depth; a semi-circular driveway is not permitted under the zoning of the subject property and its location in a historic district; and driveways are limited to 10 feet wide. The design and location of the garage and connection to the existing alley is appropriate; as this driveway is located at the rear of the property and terminates at the garage, a 20-foot wide driveway may be considered at this location. Ms. Foster stated for the reasons presented, staff finds that demolition of the subject building is not appropriate, as the demolition considerations have not been adequately met. Therefore, staff recommends denial of the request as submitted.

Chair Porter asked if the applicant had any additional comments or questions. The applicant was not present.

MOTION: Denial of the request as submitted. (R. Jimenez/N. Oldenkamp, 6—0).

V. Other Business: NONE

VI. Adjournment: There being no further business, the meeting was adjourned at 9:50 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation

Number	Location	Description	Milestone	Approved
Historic Preservation (13)				

[HPB26-131](#) Certificate of Review Issued 08/19/26
 1065 FLORIDA AVE S, LAKE LAND, FL 33803
 Install 12 SF hanging sign under the existing masonry awning on the south side elevation at tenant space doorways. Sign will be not lighted, made in aluminum with dimensional logo on the face of it. Sign will be hung under the existing historic awning, maintaining a clearance of 8 ft underneath.

[HPB26-132](#) Certificate of Review Issued 08/19/26
 1065 FLORIDA AVE S, LAKE LAND, FL 33803
 Install 12 SF hanging sign under the existing masonry awning on the south side elevation at tenant space doorways. Sign will be not lighted, made in aluminum with dimensional logo on the face of it. Sign will be hung under the existing historic awning, maintaining a clearance of 8 ft underneath.

[HPB26-135](#) Certificate of Review Issued 08/18/26
 810 PARK HILL AVE, LAKE LAND, FL 33801
 Replacing two non-historic windows on rear elevation with Double Hung window/ fiberglass / white frame inside & out / LOW E / ARGON, matching opening size.

[HPB26-136](#) Certificate of Review Issued 08/19/26
 1043 JOSEPHINE ST, LAKE LAND, FL 33815
 Replacement of the exterior door on the side of the house, door frame and storm/screen door. The door frame has termite damage. The door should be replaced with the frame since the frame needs replacement. The storm door/screen door should be replaced as it is not square (hangs down on its hinges). The new door material will be steel and will either be a solid, quarter-lite, or half-lite design.

[HPB26-139](#) Certificate of Review Issued 08/25/26
 1038 DAKOTA AVE S, LAKE LAND, FL 33803
 Scope of Work
 Project Overview

The proposed work at 1038 S Dakota is intended to repair and restore the property while preserving the existing historical character and appearance of the home. Wherever possible, the existing structural design, architectural details, materials, and overall appearance will be maintained.

Front Porch

The existing front porch has damaged wood components that require replacement. We will remove and replace only the damaged wood while maintaining the existing porch design and structural appearance.

The porch beams and other existing architectural elements will remain consistent with the original historical design. The intent is to preserve the porch and maintain the historical appearance of the home rather than alter or modernize its design.

Some existing wall panels/HardiBoard materials were previously installed and are not part of the original historical construction. These non-historic panels will be removed where necessary so that the original architectural appearance of the home can be maintained.

HPB26-140	Certificate of Review Issued with Conditions 415 TALLEY ST, LAKE LAND, FL 33815 Changing 7 existing 1 over 1 aluminum windows to 7 vinyl 1 over 1 windows	08/25/26
HPB26-141	Certificate of Review Issued 1126 RUBY ST, LAKE LAND, FL 33815 6' high wood fence installation in the rear and side yards of subject property.	08/25/26
HPB26-142	Certificate of Review Issued 1121 FLORIDA AVE S, LAKE LAND, FL 33803 Replacing all windows with Kawneer 451 storefront system (FL#14287). Window replacement Size for Size, Entry Door replacement Size for Size.	08/26/26
HPB26-143	Certificate of Review Issued 705 ORANGE ST E, LAKE LAND, FL 33801 Compass Mortgage is changing the name of their company to Plains Mortgage. We are simply changing the face of their existing monument sign to their new company name and logo. No structural or size changes. Sign face is 68" X 42" or 19.83 SF. Two one-sided 6MM ACM panels with applied printed vinyl.	08/26/26
HPB26-144	Certificate of Review Issued 218 PINE ST E, LAKE LAND, FL 33801 The existing Keller Williams building façade is in good structural condition and will remain unchanged aside from cosmetic improvements. The proposed project includes repainting the exterior façade and installing new Keller Williams signage using ½-inch dimensional (3D) letters mounted to the building. The improvements are intended to provide a clean, professional appearance while maintaining the existing architecture of the building.	08/26/26

[HPB26-145](#)

Certificate of Review Issued

09/01/26

731 MISSOURI AVE S, LAKE LAND, FL 33815

Installation of new paver hardscaping on the property, including:

1. A new side walkway, 4 feet wide, running along the left side of the house from the front yard to the rear, then turning 90 degrees and continuing before connecting into the backyard paver area.
2. A new paver patio/hardscape area covering the backyard within the property fence line.
3. Note: the existing front entry walkway is being replaced in-kind and falls outside Design Review per Emily Foster's guidance – not included in this application.

All new paving will use a Euro 2-piece pillow-top style paver in white charcoal, selected to complement the historic character of the home.

Existing Conditions / Materials:

- Side yard and backyard are currently grass, with no existing walkway or hardscape in either area.

Proposed Project / Materials:

- Proposed paving material: Euro 2-piece pillow-top concrete pavers, color white charcoal. New 4-ft wide side walkway to be installed connecting the front yard to the backyard (with a 90-degree turn and 4-ft wide before connecting), plus full paver coverage in the backyard within the fenced property line.

[HPB26-146](#)

Certificate of Review Issued

09/02/26

1302 HARTSELL AVE, LAKE LAND, FL 33803

Remove and replace same size 6 jalousie and non-historic windows and 1 set of french doors, all non-impact. 21638.6, 42384.2, 20759.2, 15220.4

Windows - 3 double-hung, 3 horizontal slider White Vinyl Flange.

Door - Full-lite Smooth System with White Skin Smooth White, Flush Slab(s), Glazed Unit, w/ Clear Glass, Evolve Frame, 14"x64" Insert, 321659 1L Clear LowE, DRS0024 Smooth, Actual Width = 58-1/4", Actual Height = 80-5/8 (No Cutdown)

[HPB26-147](#)

Certificate of Review Issued

09/03/26

1131 PALMETTO ST E, LAKE LAND, FL 33801

GARAGE DOOR REPLACEMENT - SAME SIZE (16x7) - FL #15279.52 **NO GLASS** NOC N/A
CLOPAY 73 W5 WHITE

Total Planning Projects Approved: 13



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
September 24, 2026**

Project #	HPB26-119
Address; Historic Name	320 Cresap Street; David and Lily Kibler House (1925 CD)
Owner/Applicant	Mark Kirby
Project Type	Building Addition
Historic District; FMSF#	Dixieland Historic District; #PO04306
Zoning; Future Land Use; Context District; SPI	RA-4; Residential Medium Urban Neighborhood
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	N/A

REQUEST

The Applicant requests Final Approval to construct an addition onto the east side elevation of the house.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot (Kiblers Second Addition, Block A, Lots 3 and west 20 feet of 4 and 5) consisting of 0.44 acres. On this property is a two-story, single-family house, which is a contributing building in the Dixieland Historic District. Built circa 1923 in the Bungalow architectural style, this house has a T-shaped plan and is of frame construction. The gabled front porch is supported by square brick columns on brick plinths; the porch configuration is symmetrical and includes a sleeping porch enclosed by casement windows on the east side and a porte cochere on the west side. The main entrance through the porch is centered on the north façade by a nine-lite wood door flanking sidelights. Its exterior walls are clad in novelty lap wood siding, and several historic wood double-hung sash and casement windows exist in nine-over-one, and nine-lite configurations.

The Applicant proposes to construct a 46 feet by 18 feet (828 square feet) aluminum screened room addition onto the east side elevation, behind the front porch. The addition will be composed of a white or bronze aluminum frame, white insulated roof panels, a 16-inch kickplate, charcoal insect screen, and two aluminum frame doors on a concrete slab. For entry into the addition from the house, the central window in a set of three existing windows on the east elevation wall will be converted into a doorway, and a 15-lite door installed. The site plan for the proposed addition shows building setbacks that comply with the Land Development Code's Urban Form Standards.

APPLICABLE GUIDELINES:

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

The following *Standards* apply to this project:

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

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

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

The following *Design Guidelines* apply to this project:

Chapter 4: Historical Development Patterns and New Construction

Sub-Chapter 4.5: Additions

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

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.

ANALYSIS:

Staff finds the requested addition is not consistent with the Standards as it disturbs the spatial relationships that characterize the house, and the essential form and integrity of the subject house is adversely affected.

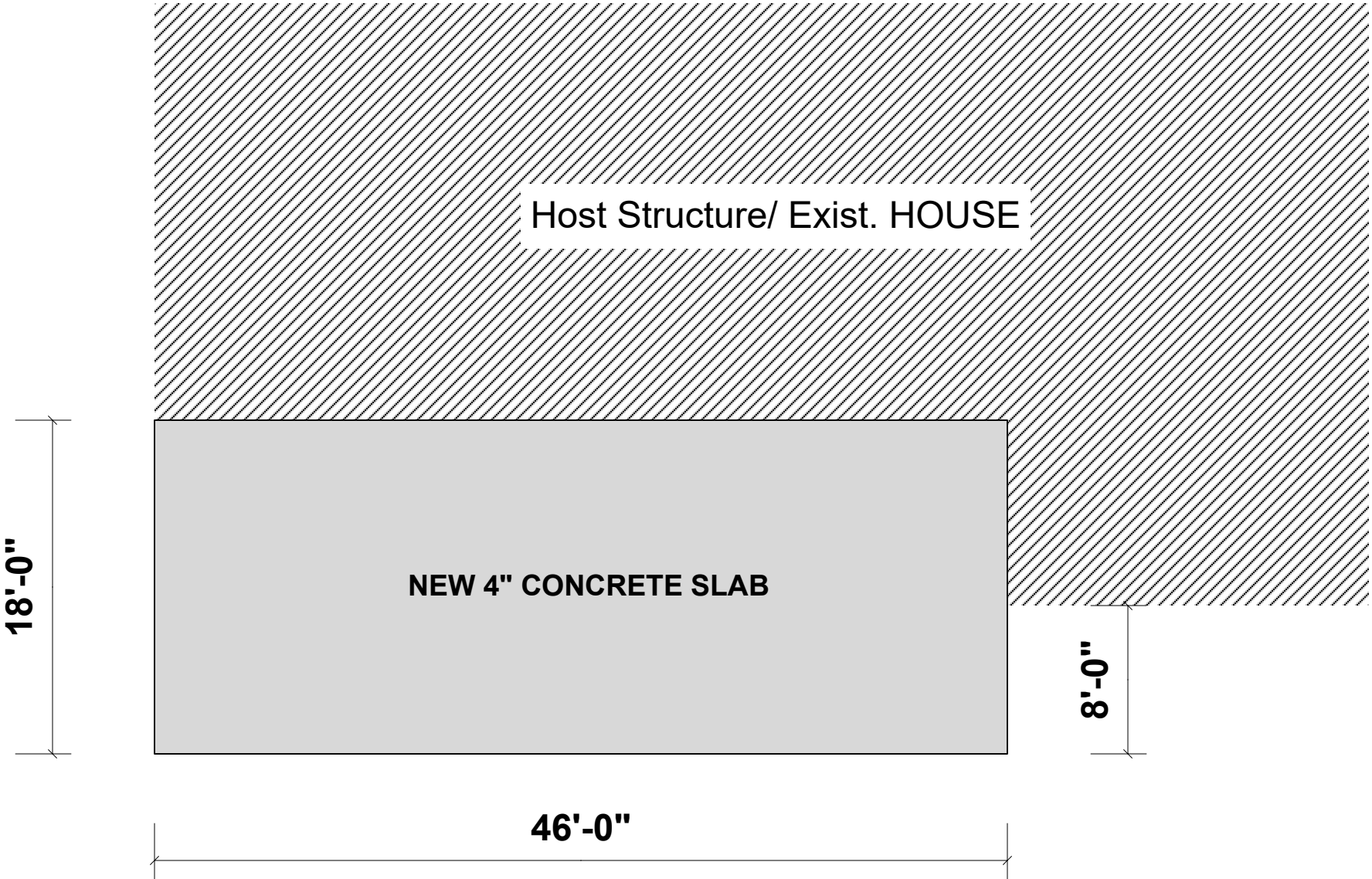
While the addition would be differentiated from the house by its materials and construction method, the aluminum materials of the screen room are not compatible with the materials of the house; typically, aluminum structures have been limited to the rear yard or rear elevation of a house where these structures are not visible from the street. Additionally, the addition will extend past the sleeping porch by eight feet, which will be visible from the street and presents a conflict with the Design Guidelines. Furthermore, consisting of 828 square feet, the addition is more than a third of the size of the living area of the house (2,300 square feet), which indicates the massing is not subordinate to the house. Finally, the conversion of a historic window to a doorway in the set of three windows on the east side wall adversely affects this feature and is not easily reversible according to the Standards.

STAFF RECOMMENDATION:

Denial of the request as submitted.

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

NEW SCREEN ROOM (ALUM. ROOF) 46' x 18' WITH NEW CONCRETE SLAB



FOUNDATION PLAN

CRESAP ST

MD Construction LLC
6656 SR 544, Winter Haven, FL 33881
Office: (321) 663-5203
email: info@mdconstructionfl.com
Licensed & Insured
State Certified Specialty Contractor
SCC131151708



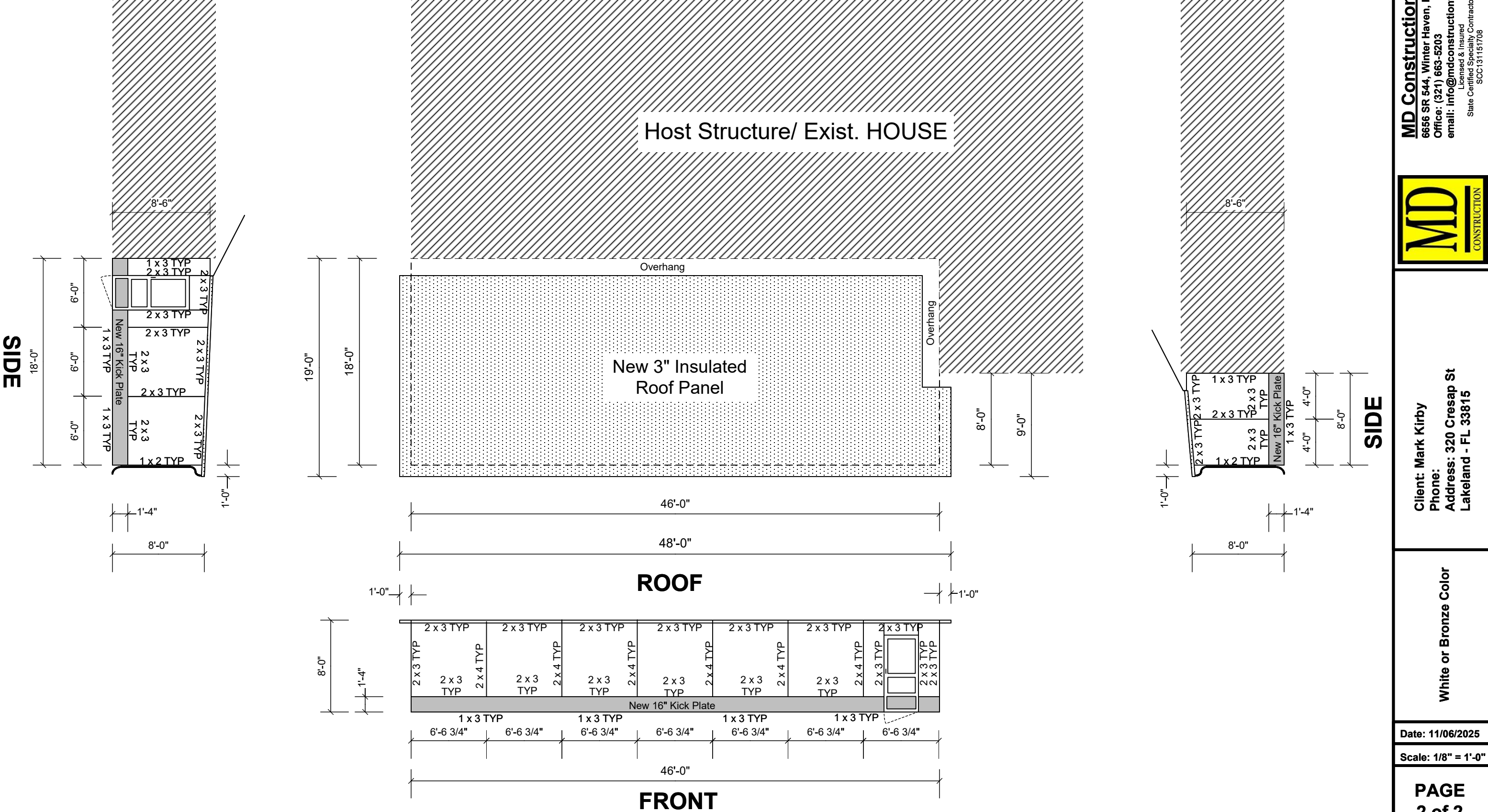
Client: Mark Kirby
Phone:
Address: 320 Cresap St
Lakeland - FL 33815

White or Bronze Color

Date: 11/06/2025

Scale: 1/8" = 1'-0"

NEW SCREEN ROOM (ALUM. ROOF) 46' x 18' WITH NEW CONCRETE SLAB



MD Construction LLC
6656 SR 544, Winter Haven, FL 33881
Office: (321) 663-5203
email: info@mdconstructionfl.com
Licensed & Insured
State Certified Specialty Contractor
SCC131151708



Client: Mark Kirby
Phone:
Address: 320 Cresap St
Lakeland - FL 33815

White or Bronze Color

Date: 11/06/2025

Scale: 1/8" = 1'-0"

LEGAL DESCRIPTION:
KIBLERS SECOND ADD PB 9 PG 46 BLK A LOTS 3 W 20FT & 4 & 5
PARCEL ID:
23-28-24-109500-001031









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