AGENDA
HISTORIC PRESERVATION BOARD
Lakeland City Hall, City Commission Chamber
November 19, 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 October 22, 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. 412 N. Massachusetts Avenue*
   v. 104-106 E. Main Street (Hartsell Building)
   vi. 121-123 N. Kentucky Avenue (Montgomery Ward Building)
   vii. 504 W. Beacon Road*
   viii. 749 Vistabula Street

IV. New Business: None

V. Adjourn for Design Review Committee

*Not located within a Historic District.

MINUTES

HISTORIC PRESERVATION BOARD
City Commission Chambers
Thursday, October 22, 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, Eden Konishi, 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

Chair Dr. Michael Porter called the Thursday, October 22, 2026 meeting of the Historic Preservation Board ("Board") to order at 8:31 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 August 27, 2026 meeting minutes as presented. Ms. Rebekah Tucci seconded the motion. The motion passed 6—0.

III. Old Business:

A. Historic Lakeland, Inc. Watch List Report. Ms. Emily Foster provided an update on the Hartsell Building.
   i. 2430 New Jersey Road*
   ii. 632 Easton Street*
   iii. 2304 Carolina Avenue*
   iv. 412 N. Massachusetts Avenue*
   v. 104-106 E. Main Street (Hartsell Building)
   vi. 121-123 N. Kentucky Avenue (Montgomery Ward Building)
   vii. 504 W. Beacon Road*
   viii. 749 Vistabula Street

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

IV. **New Business:**

A. Proposed Amendment to Historic Preservation Board By-Laws. Dr. Bruce Anderson motioned to approve the proposed amendment to the Historic Preservation Board By-Laws. Ms. Natalie Oldenkamp seconded the motion and it passed 6—0.

B. Welcome New Board Member Eden Konishi. Staff and the Board welcomed Ms. Konishi.

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

The meeting adjourned at 8:39 a.m.

_____ _____

Chair, Historic Preservation Board Senior Planner, Historic Preservation

AGENDA

DESIGN REVIEW COMMITTEE
Lakeland City Hall, City Commission Chamber
November 19, 2026
immediately following the Historic Preservation Board Meeting

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

II. Review and approval of the October 22, 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 rear elevation of the house at the subject address. Owner/Applicant: Mark Kirby.

C. **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.

D. **HPB26-179 – 123 N. Kentucky Avenue** – Final Approval requested to undertake a major rehabilitation to the building at the subject address. Owner: GGV Investments LLC. Applicant: Marlon Lynn Architect, PA.

E. **HPB26-182 – 230 S. Florida Avenue** – Final Approval for the installation of an internally lighted channel letter wall sign and an internally lighted projecting sign onto the building at the subject address. Owner: MidFlorida Credit Union. Applicant: Atlas Sign Industries.

V. Other Business: None

VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE
City Commission Chambers
Thursday, October 22, 2026
Immediately following Historic Preservation Board meeting

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

The City of Lakeland Historic Preservation Board's Design Review Committee met in Regular Session; Bruce Anderson, Ricardo Jimenez, Natalie Oldenkamp, Michael Porter and Rebekah Tucci were present. Historic Preservation Board member Eden Konishi 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 Bruce Anderson at 8:39 a.m. The Committee roll call was performed and a quorum was present.

II. Review and approval of the Previous Meeting Minutes

Ms. Rebekah Tucci made a motion to approve the August 27, 2026 minutes as presented. Ms. Natalie Oldenkamp seconded the motion. The motion passed 5—0.

III. Review of Certificates of Review administratively approved.

A list of thirty-five (35) administratively approved Certificate of Review projects covering the period 8/18/26-10/14/26 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. **HPB26-125 – 217 E. Belmar Street** – Final Approval requested to demolish the house on the subject property and construct a new single-family house. This request was postponed from the August 27, 2026 Design Review Committee meeting. Owner/Applicant: Hulbert Homes Inc.

Chair Anderson 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 and is structurally unsound. While the Applicant provided a structural inspection report from Arkay Engineering dated July 23, 2026, which was presented to the DRC on August 27, 2026, the DRC postponed their request so that the Applicant could obtain a second assessment. A second, more detailed structural inspection report prepared by Arkay Engineering Inc. on October 2, 2026 states that the house is "structurally unsafe and should be condemned and demolished in order to protect the public." 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; rodent intrusion that has resulted in chewed the protective coating of electrical wires; and the presence of knob & tube electrical wiring. 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.

Ms. Foster stated 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-feet 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 Anderson asked if the applicant had any additional comments or questions. Ms. Megan Ray was present in support of the request.

In response to Chair Anderson, Ms. Ray stated she agrees with staff’s recommended conditions.

Discussion ensued.

MOTION: Final approval of the request with the condition recommended by staff. (R. Jimenez/ M. Porter, 3—2). Chair Anderson and Ms. Natalie Oldenkamp voted against the motion.

V. Other Business: NONE

VI. Adjournment: There being no further business, the meeting was adjourned at 9:15 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation

Activity Report - Planning Projects

Date Approved from 10/15/2026 to 11/9/2026

Number / Location / Description	Milestone	Approved
Historic Preservation (11)		
HPB26-174 155 LAKE MORTON DR, LAKELAND, FL 33801 Replace 9 non-historic single-hung sash windows size for size, with vinyl single-hung sash and horizontal slider windows.	Certificate of Review Issued with Conditions	10/15/26
HPB26-175 1002 JOSEPHINE ST, LAKELAND, FL 33815 Existing house and newly built ADU on the property. Planning to install New pool only (no spa) in rear yard of subject property.	Certificate of Review Issued	10/20/26
HPB26-176 1523 BOONE PL, LAKELAND, FL 33803 Remodel of Existing house, including the following - Replace roof, new paint inside & out, replace existing fixtures, cabinetry, sinks, toilets, bathtub, 2 exterior doors and install a wood fence to the rear and side of the property to provide privacy from the rear neighbor.	Certificate of Review Issued	10/22/26
HPB26-178 1905 PAWNEE TRL, LAKELAND, FL 33803 Replacement of 6 non-historic single-hung sash windows with 6 non-impact vinyl replacement windows. Replacement of a French door and flanking fixed windows with a vinyl 4-panel sliding door at back of house and not visible from street.	Certificate of Review Issued	10/23/26
HPB26-180 811 SOUTH BLVD, LAKELAND, FL 33801 Installl a "no dig" fence on south side (front) of property.	Certificate of Review Issued	10/27/26
HPB26-181 320 CRESAP ST, LAKELAND, FL 33815 Existing driveway consists of a concrete ribbon driveway with grass/dirt in between ribbons. Remove concrete, level out and replace with red brick. Dimensions: 10 feet wide X 38 feet long.	Certificate of Review Issued	10/27/26
HPB26-183 230 FLORIDA AVE S, LAKELAND, FL 33801 We are removing and replacing - (1) fence - (1) gate - (1) railing	Certificate of Review Issued	11/02/26
HPB26-184 601 FRANK LLOYD WRIGHT WAY, LAKELAND, FL 33803 10x16 Wood shed built onsite in rear yard with no electric or plumbing.	Certificate of Review Issued	11/04/26
HPB26-185 829 SUCCESS AVE, LAKELAND, FL 33801 Replace rotting 4' H wood fence with 4' H black aluminum ornamental fence. New fence will match all the other existing fence on site.	Certificate of Review Issued	11/06/26
HPB26-186 722 FRANKLIN PL S, LAKELAND, FL 33815 BUILDING A NEW 15' X 16' SCREEN ROOM ON EXISTING CONCRETE AT REAR OF HOUSE. WE ARE ADDING A FOOTER. SCREEN ROOM WILL HAVE AN ELITE ROOFING SYSTEM.	Certificate of Review Issued	11/06/26

HPB26-187 Certificate of Review Issued 11/09/26
142 LAKE MORTON DR, LAKELAND, FL 33801
Installation of a cedar corner pergola at northwest side of property.

Total Planning Projects Approved: 11

HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
November 19, 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 rear 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 29 feet by 16.5 feet (478.5 square feet) aluminum screened room addition onto the rear elevation of the house. The addition will be composed of a bronze aluminum frame, insulated roof panels covered in shingles to match the house, a 24-inch kickplate covered in Hardie lap siding, charcoal insect screen, and two aluminum frame doors on a concrete slab. The gable roof of the addition will be tied into the rear roof of the house.

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.

ANALYSIS:

Staff finds the requested addition is consistent with the Standards as it does not disturb the spatial relationships that characterize the house, and the essential form and integrity of the subject house is not adversely affected. The addition is differentiated from the house by its materials and construction method, but the use of roofing shingles and Hardie siding is a compatible treatment according to the Design Guidelines. Finally, the addition is appropriate in its size and location at the rear of the house.

STAFF RECOMMENDATION:

Final Approval of the request as submitted.

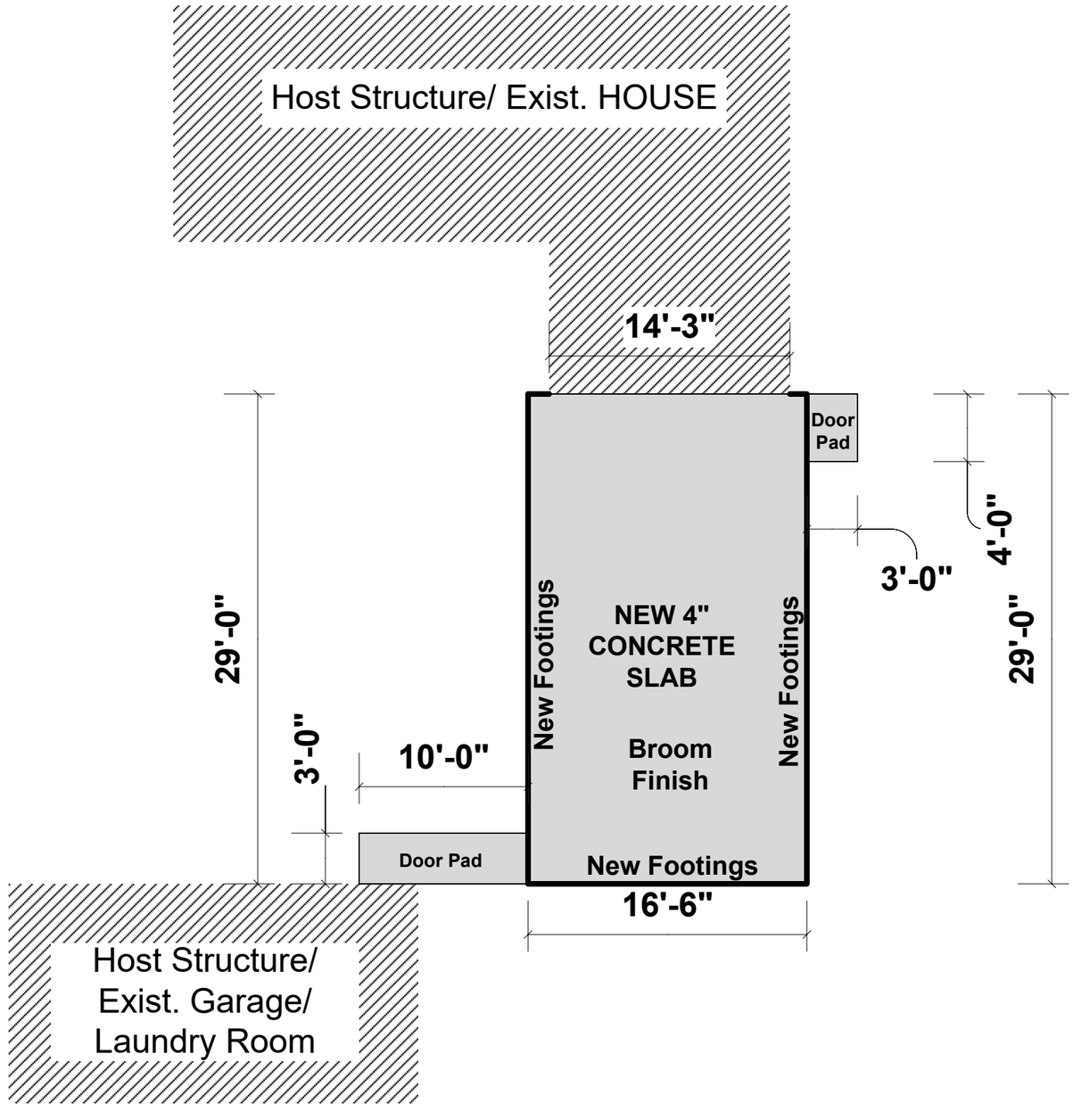
Report prepared by: Emily Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board


320
KIRBY RD


KIRBY RD
320

NEW SCREEN ROOM (ALUM. ROOF) 16.5' x 29' WITH NEW CONCRETE SLAB

CRESAP ST



FOUNDATION PLAN

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

MD CONSTRUCTION

Client: Mark Kirby
Phone: 863-272-4400
Address: 320 Cresap St
Lakeland - FL 33815

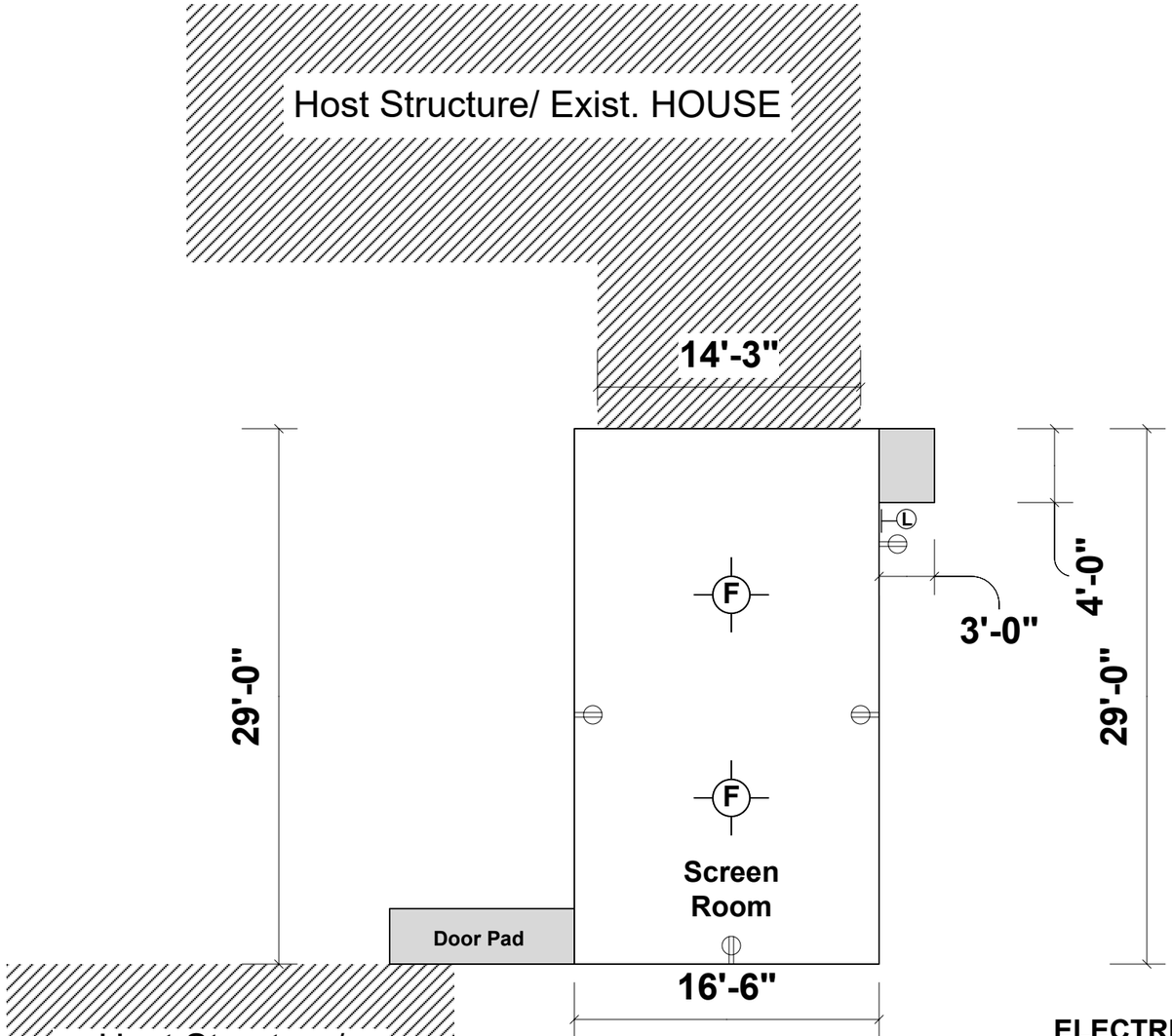
Bronze Color

Date: 10/19/2026

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

NEW SCREEN ROOM (ALUM. ROOF) 16.5' x 29' WITH NEW CONCRETE SLAB

CRESAP ST



ELECTRICAL
- 4 outlets
- 1 Flood Light
-2 fans (Homeowner to supply fans/ fans to be controlled by remote)

ELECTRICAL PLAN

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

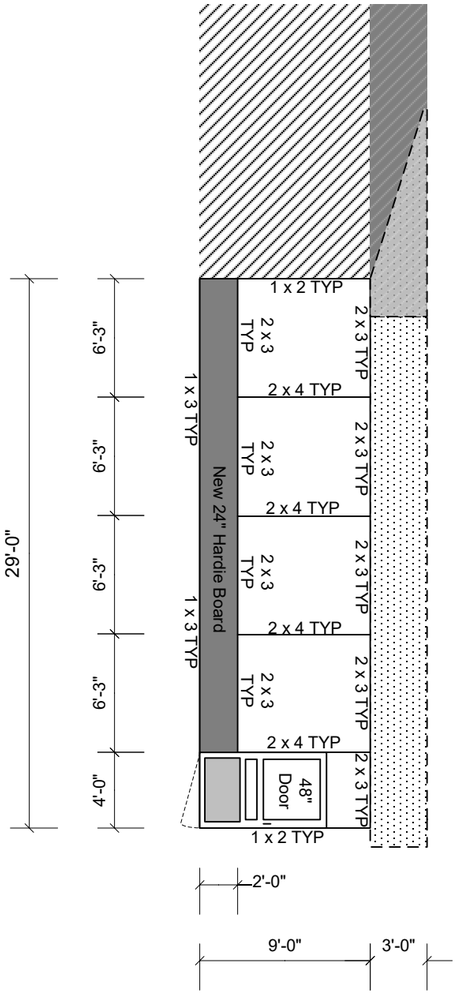
Client: Mark Kirby
Phone: 863-272-4400
Address: 320 Cresap St
Lakeland - FL 33815

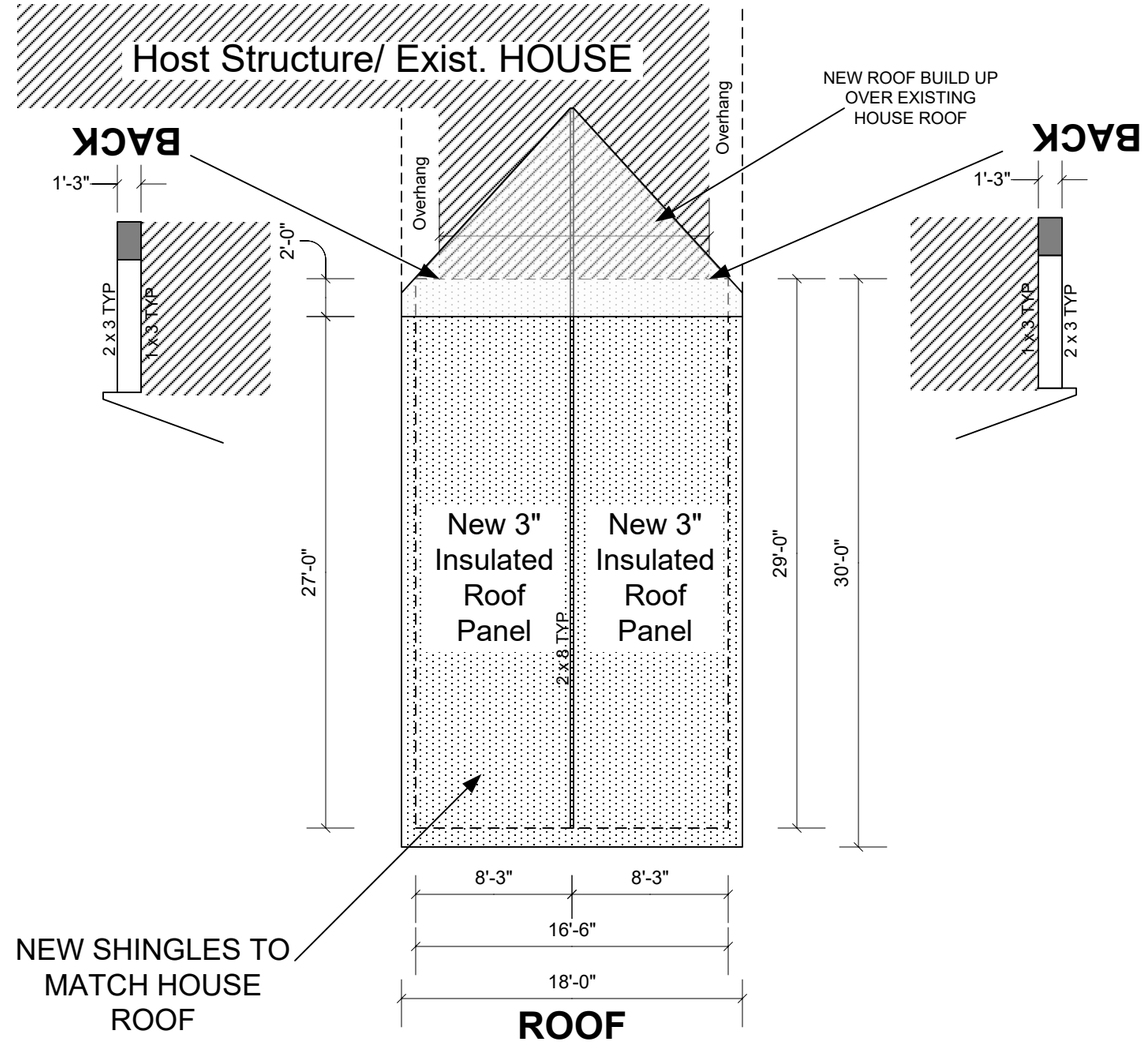
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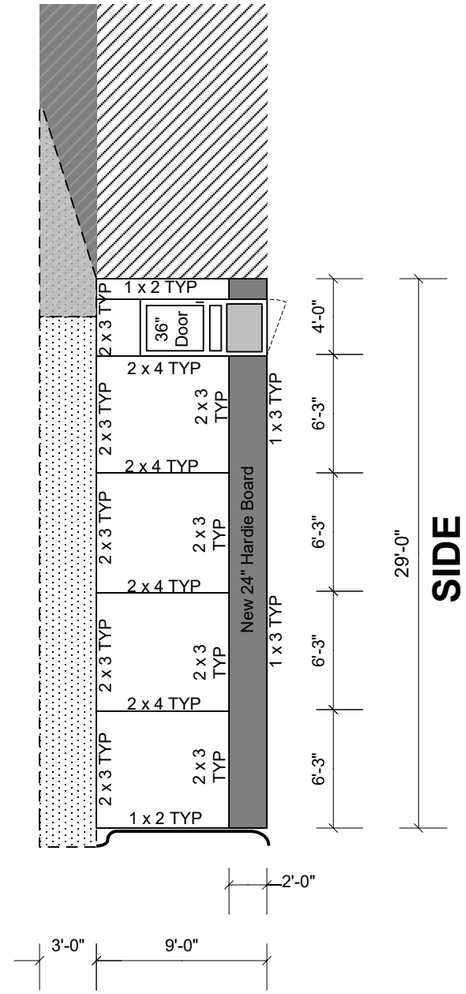
Date: 10/19/2026

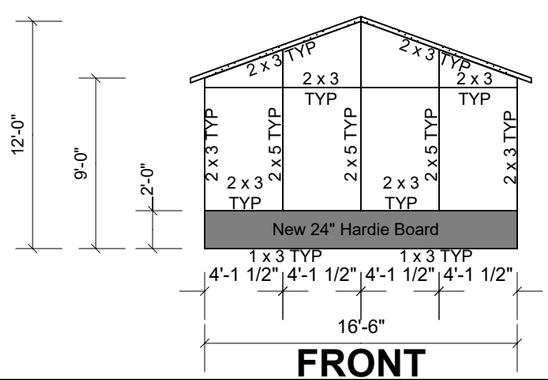
Scale: 1/8" = 1'-0"

NEW SCREEN ROOM (ALUM. ROOF) 16.5' x 29' 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

MD CONSTRUCTION

Client: Mark Kirby
Phone: 863-272-4400
Address: 320 Cresap St
Lakeland - FL 33815

Bronze Color

Date: 10/19/2026

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

HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
November 19, 2026

Project #	**HPB26-127**
Project Type	**Demolition and New Construction**
Property Address; Historic Name	**604 E. Park Street; Herman and Florence Morgan House (CD 1950)**
Historic District; FMSF#	**South Lake Morton Historic District; #PO00787**
Owner/Applicant	**Hulbert Homes Inc.**
Zoning; Context District; Future Land Use; SPI	**RA-4; Urban Neighborhood; Residential Medium; South Lake Morton SPI**
Existing Use	**Residential**
Adjacent Properties	**Residential**
Previous Approvals	**N/A**

REQUEST

The Applicant requests approval to demolish the existing house on the subject property and construct a new single-family house and detached garage.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot consisting of 0.22 acres (Dixieland Subdivision, Block 15, Lot 21). 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.

In justifying the request for demolition, the Applicant states that the house exhibits deterioration that is beyond reasonable repair and is structurally unsafe. A structural inspection report prepared by Arkay Engineering Inc. on October 14, 2026 states that the house is “structurally unsafe and should be condemned and demolished in order to protect the public.” Several issues with the condition of the house were noted, including foundation settlement, water and termite damage throughout the entire roof and ceiling framing systems, exterior load bearing walls, and wood floor system; rodent intrusion in wall and attic cavities; and the presence of knob & tube electrical wiring. 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 and accessible from the alley.

Materials for the proposed house and detached garage will consist of:

Scope	Material
Foundation	Painted, sand finish cementitious coating over concrete stem wall
Exterior Cladding	Painted fiber cement lap siding with a 6" exposure
Trim & Corner Boards	Painted fiber cement trim with 4" width
Windows	White vinyl windows
Doors	Glazed painted fiberglass/wood doors; steel raised panel garage door
Porch Features	Brick veneer porch foundation and brick column bases; concrete floor; painted fiber cement columns; cast-in-place concrete steps.
Roof	Architectural asphalt shingles; variety of pitches: 5/12, 2.5/12, 10/12
Fascia/Soffit	Painted fiber-cement fascia and soffit
Exterior Paint Colors	Body: Green Onyx; Trim: SW 7005 Pure White; Front entry door: SW 9110 Malabar

The site plan for the new house shows a front setback of 35.97 feet at the left side and 20 feet from the east side to the property line, with interior side setbacks of 6.17 feet and a rear setback of 88.11 feet. A 20-feet wide driveway connecting the detached garage to the improved alley located north of the subject property is provided in the rear yard. A 12-feet wide semi-circular driveway is proposed in the front yard.

This demolition request and proposal for new construction was presented at the August 27, 2026 Design Review Committee and was denied unanimously. The only difference between the current request and the August request is that the Applicant provided a structural inspection report for the current request.

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.d.

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 4: Historical Development Patterns and New Construction
Sub-Chapter 4.6: New Residential Construction and Infill Development

- Ensure that Historic Buildings Remain the Central Focus: Carefully consider the historic context of the block and surrounding environment or historic district when designing a new structure. New construction should be distinguishable from historic structures without detracting from them.

- False Historicism/Conjectural History is Discouraged: Attempting to create an exact replica of historic styles for new construction blurs the distinction between old and new buildings and makes the architectural evolution of the historic district more difficult to interpret. While new construction within historic districts does not need to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- Contemporary Interpretations of Traditional Designs and Details May be Considered: When applied to a compatible building form, contemporary materials and architectural details can increase energy efficiency and provide visual interest while helping to convey the fact that the building is new.
- Materials should respect adjacent historic buildings.
- Details and Ornamentation: a new building should consider the amount, location and elaborateness of details and ornamentation on existing neighboring buildings in its design.
- Setback Guidelines: Single and multi-family structures should adhere to established setback distances on adjacent lots. Alignment of porches, projecting bays, entryways and other façade elements of infill development with adjacent historic structures.
- Orientation Guidelines: Orient front facades and entrances to the street. Building entrances, porches, and landings should have orientations that are consistent with other historic structures along the street.
- Massing and Scale Guidelines:
    - Infill structures should have massing and scale conditions that are compatible with adjacent structures on the same block face.
    - Structures should utilize design strategies to reduce the apparent scale of the primary façade to blend in with adjacent structures.
    - Corner infill structures should acknowledge prominent locations with appropriate transitional or other massing gestures.
    - Infill structures should be elevated a minimum of 21 inches above grade to promote visual interest, privacy and consistent building height zones along the street.
    - The height-to-width ratio of an infill structure's street-facing facade should be compatible with and maintain massing proportions established by adjacent historic structures.
    - The height of walls, cornices, roofs, and chimneys on new infill structures should be compatible with existing building heights.
    - Infill structures should be no more than one story higher or lower than adjacent buildings.
    - All principal new buildings must have front porches or terraces that extend toward the street.
- Façade Proportion Guidelines: Infill structures that exhibit a minimum level of "diagrammatic compatibility" with historic buildings along the street. Façade compositions on infill structures that use design strategies to relate to historic façade patterns.
- Porch Column and Wall Opening Guidelines: Porch column and fenestration patterns that are coordinated to reflect a discernible order or regular window-bay definition. Porch column faces that are flush with the face of the beam or horizontal structural member above them. Porch columns that are appropriately scaled relative to the size of the beam above them.
- Window Guidelines
    - Windows should have vertical or square proportions.

- Window design should be based on traditional types with the historic pane configurations.
- Structures should incorporate window designs as a coordinated ensemble.
- Windows should be constructed of wood, wood cladding or a synthetic material that resembles a traditional wood window.
- When a simulated divided-lite appearance is used, the muntins (grid/grille) should be mounted to the exterior glass.

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 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 simple, 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 simplistic design and modest building materials, this house could be replicated easily. 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 maintains architectural integrity and 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 repairs are necessary.

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, varying roof forms, and total 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 at 39.67 feet leaves narrower 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-feet wide driveway may be considered.

For the reasons outlined above, staff finds that demolition of the subject building is not appropriate, as the demolition considerations have not been adequately met. Further, the proposal for new construction is not compatible with adjacent historic structures along E. Park Street.

STAFF RECOMMENDATION:

Denial of the request as submitted.

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


604


604

ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS

October 14, 2026

Hulbert Homes, Inc.
5116 S Lakeland Drive
Lakeland, Florida 33813

Attn: Mark Hulbert

Re: Structural Inspection at 604 Park Street East - Lakeland, Florida 33803
Arkay Engineering Job # 21877

Dear Mark:

At your request, I performed a visual structural inspection of the single family residence at the above referenced address on Friday, August 28th and Wednesday, October 7th. The purpose of my inspection was to determine if the building, in its current state, is structurally sound.

Based upon the Polk County Property Appraiser's web-site, the building is a single story wood frame structure with a raised wood floor system that was constructed in 1925. Also, the building appears to have sat vacant and has been neglected for many years.

The building is in need of a complete renovation of the roof, exterior walls, raised wood floor system, foundations, all interior finishes, flooring, cabinetry, mechanical systems, electrical and plumbing systems. Enclosed are numerous photos of the current state of the building.

Currently, the following issues were observed at the building:

1 - There is both water & termite damage throughout the entire roof/ceiling framing system. The roof decking water damage is so severe on the roof that no one should walk on the roof for fear of falling thru the roof.

2 - Water and termite damage in the exterior load bearing walls.

1958 E. EDGEWOOD DRIVE ~ LAKELAND, FLORIDA 33803
PHONE: 863-688-6500 ~ EMAIL: arkayeng@gmail.com
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION # EB6347
RICHARD L. KIDDEY, P.E. ~ FLORIDA LICENSE # 37296

October 14, 2026
604 Park Street East - Lakeland, FL 33803
Arkay Engineering, Inc. Job #21877

3 - Water and termite damage throughout the entire raised wood floor system. The entire house is constructed too low to the ground and the crawlspace is too low to inspect. There are locations where the bottom of the exterior wood siding terminates below the existing grade and has allowed subterrain termites concealed access into the wood floor and load bearing wall systems.

4 - There is termite damage in the exterior wood frame load bearing support walls.

5 - There are indications of rodent intrusion into the wall and attic cavities and the rodents have chewed off the insulation on the HVAC freon lines in the attic.

6 - Due to the age of the building, there is no insulation present in the walls or floor framing systems and most of the electrical wiring is "knob-n-tube" which is a fire hazard.

Also, due to the age of the structure, there is a very high probability that environmentally hazardous lead-based paint and asbestos are present.

Based upon my observations, it is my professional opinion that the building is structurally unsafe and should be condemned and demolished in order to protect the public. Further, it is my opinion that it would be cheaper to remove the building and re-construct a "new" building.

Should you have any questions, please give me a call at the office.

Sincerely,
Arkay Engineering, Inc.

Richard L. Kiddey, P.E.
enclosures



Front (South) Elevation



Left (West) Elevation



Rear (North) Elevation



Right (East) Elevation



Wood Rot (Water Damage) on Rafter Tails & Roof Decking



Wood Rot (Water Damage) on Roof Overhang



Wood Rot (Water Damage) on Roof Overhang



Wood Rot (Water Damage) on Roof Overhang



Wood Rot (Water Damage) on Roof Overhang



Out-of-square door frame due to differential settlement of the building



Wood rot (Water Damage) along bottom of Load Bearing Wall Siding



Wood rot (Water Damage) along bottom of Load Bearing Wall Siding



Wood rot (Water Damage) on Load Bearing Wall Siding



Wood rot (Water Damage) along bottom of Load Bearing Wall Siding
Due to Building being too close to ground & Rodent Screening



Wood rot (Water Damage) & Improper Patching at bottom of Load Bearing Wall Siding
Due to Building being too close to the ground



Siding buried into the ground along bottom of Load Bearing Wall Siding
and partially updated waste plumbing



Active Roof Leak in Porch Ceiling



Active Roof Leak in Porch Ceiling



Termite Frass in Window Sill



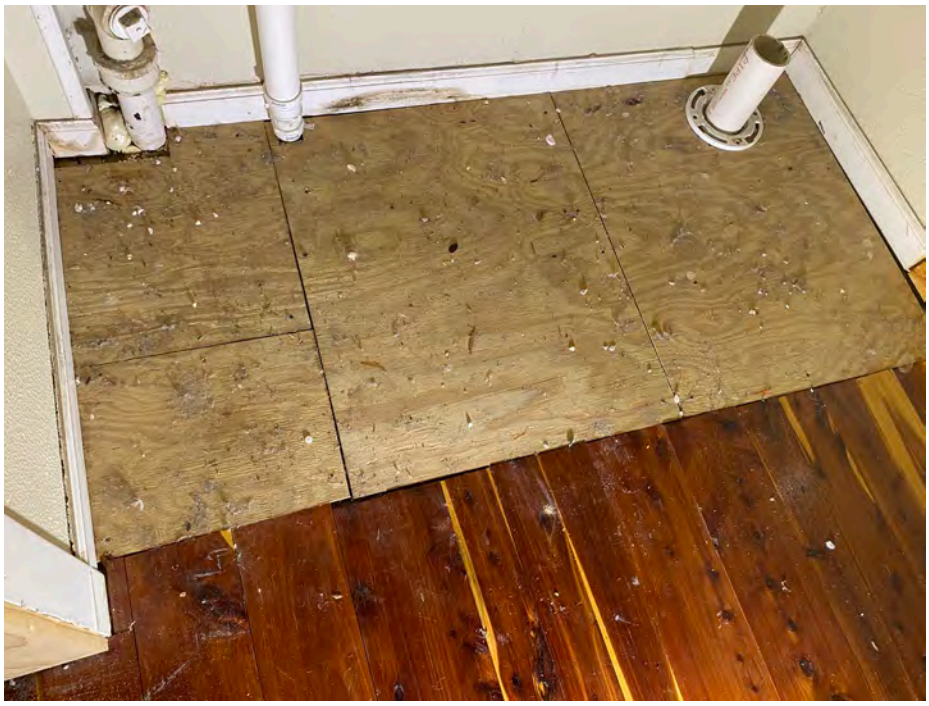
Termite Wings in Window Sill from Prior Termite Swarm



Improperly Constructed Jalosie Type Window



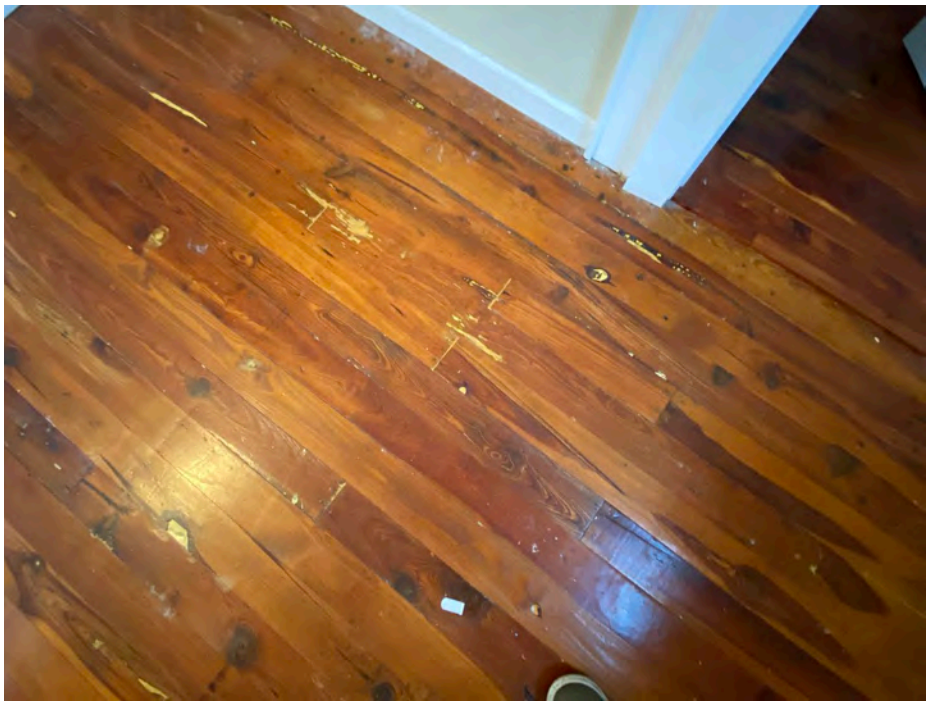
Water Damage on Bathroom Wall



Plywood patching on wood floor system



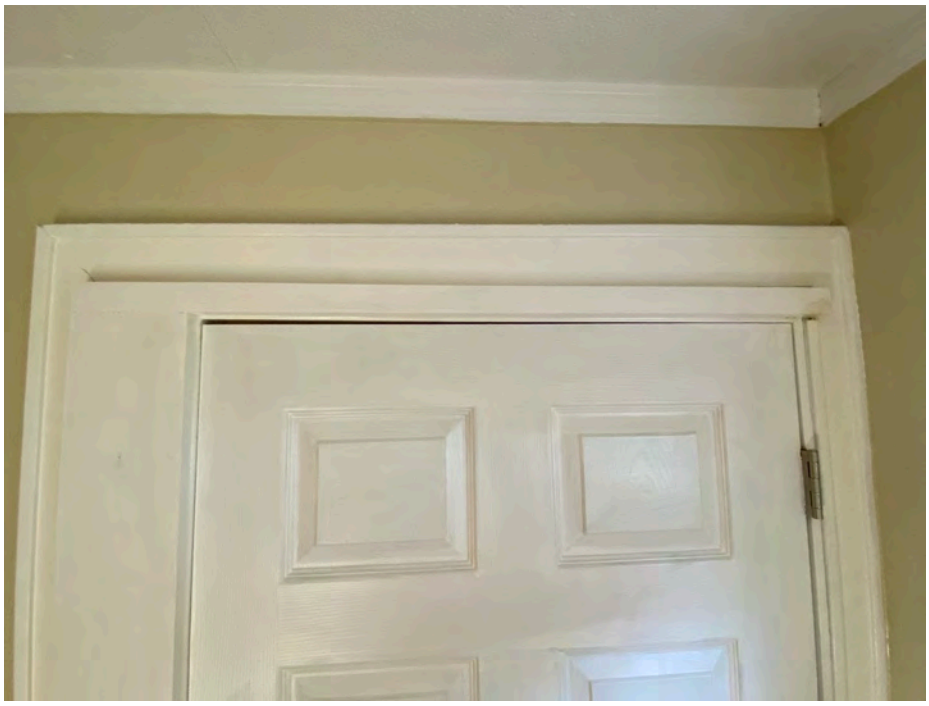
Patching and termite damage on wood floor system



Patching and termite damage on wood floor system



Sagging Wood Floor due to Termite Damage



Out-of-square door frame due to differentail building settlement/shifting



Out-of-square door frame due to differentail building settlement/shifting



Roof Decking constructed with Scavenged Bead Boards



Improper Holes cut thru attic framing for HVAC ductwork



Rat traps in the Attic



Improper Electrical wiring splices & Knob-n-tube Electrical Wiring



Improper Electrical wiring splices & Knob-n-tube Electrical Wiring



Rodent damage on HVAC insulation



Cracking in Foundation due to Building Settlement/Shifting

Hulbert Homes

Statement Addressing Cost, Timeframe, and Salvage

Property Address: 604 E. Park St., Lakeland, FL 33803

Applicant: Hulbert Homes

Proposed Project: Demolition of Existing Structure and Construction of a New Single-Family Residence

1. Estimated Cost to Repair the Existing Structure

Arkay Engineering, Inc. conducted a comprehensive structural inspection of the 1,056 sq. ft. historic home (built in 1925). The structural engineer officially concluded that the building is structurally unsafe, unfeasible to rehabilitate, and recommended for immediate condemnation and demolition to protect public safety.

A total reconstruction is required due to critical structural failures across every major assembly:

Estimating Description	Cost
Permitting - Pre-Construction	4,614.00
Utilities	1,150.00
Site Work	7,000.00
Foundation Reconstruction	16,800.00
Framing roof and floor repairs	46,120.00
Ext. Doors - Windows	9,210.00
Roof Replacement	5,415.00
Exterior - Cladding	14,048.00
Screen Enclosure	3,640.00
Drywall - Insulation	7,956.00
Interior and Exterior Trim	4,756.00
Cabinets - Countertops - Tile	26,120.00
Appliances	8,500.00
Interior - Finishes	7,227.00
Flooring	16,800.00
Painting	7,400.00
Plumbing	22,400.00

Info@hulberthomeslcom
PO BOX 6254 Lakeland FL 33807
www.hulberthomes.com
863-647-5815

Hulbert Homes

HVAC	9,200.00
Electric	16,800.00
Bathroom Remodel	12,600.00
Landscape - Hardscape	2,873.00
Administration	1,250.00

Subtotal 247,265.00
15% Construction Management $37,089.75

TOTAL 284,354.75

2. Estimated Demolition Cost
The budget for complete site demolition, loading, debris hauling, disposal, and site grading is $27,500 (range depending on the final abatement handling).

3. Estimated Timeframe
- Phase 1: Historic Preservation Review & Permitting: 1–3 months
- Phase 2: Demolition & Site Preparation: 2–4 weeks
- Phase 3: New Home Construction: 6-8 months
- Total Project Duration: 8-12 months

4. Salvage and Relocation
Hulbert Homes will evaluate the site prior to demolition to salvage non-compromised architectural elements (e.g., sound interior doors or hardware) for donation or reuse. Relocation of the entire house is unfeasible due to severe foundation and framing degradation.

Thank you,

Hulbert Homes

Info@hulberthomeslcom
PO BOX 6254 Lakeland FL 33807
www.hulberthomes.com
863-647-5815

RIDGE SURVEYING, INC.

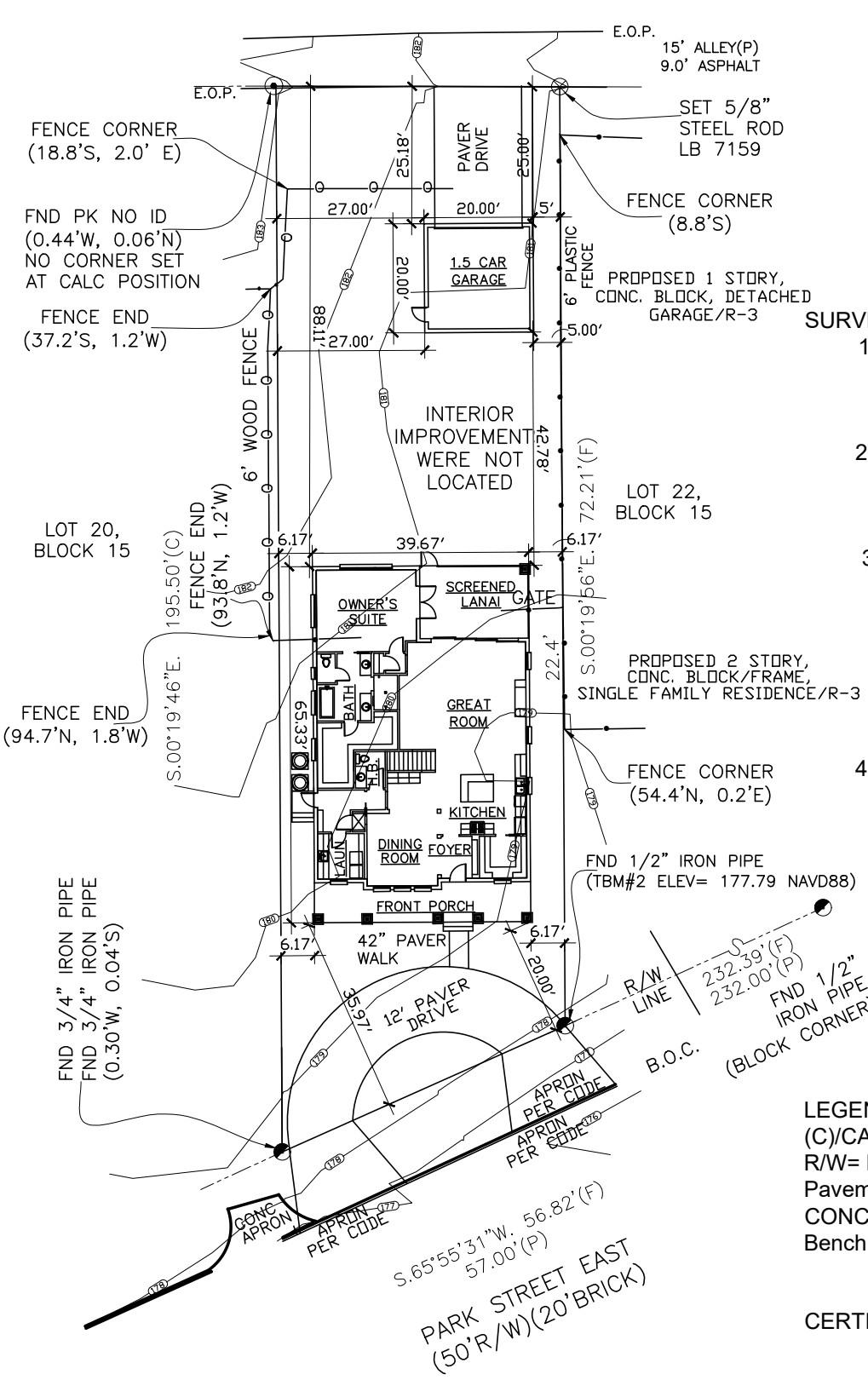
6511 LONGOAK COURT, LAKELAND, FLORIDA 33811
P.O. BOX 7822, LAKELAND, FLORIDA 33807-78222

PHONE:(863)686-5405
FAX:(863)578-4017
E-MAIL:ridgesurveying@aol.com

SURVEY FOR: HULBERT HOMES, INC.
REQUESTED BY: Megan Ray

JOB NO. 26-015
DATE: 07/28/26

BOUNDARY SURVEY



N
SCALE 1"=30'

SURVEYORS NOTES:

1. North and Survey data as shown is referenced to the assumed direction of S.00°19'56"E., along the East Lot line.
2. Interior Improvements were not located. Only above ground improvements were located.
3. Vertical Control and elevations were referenced to the City of Lakeland benchmark, BM149-73A published elevation of 184.938 NAVD88 (National Vertical Datum of 1988). Set temporary benchmarks as indicated.
4. Contours as shown are for reference purposes only and were calculated based on field positions as indicated, and said contours were not field verified. This Survey and the elevations, and contours as shown are for limited design review purposes and does Not represent a full and complete Topographic survey, No underground Utilities were located.

LEGEND: (P)= Plat, (F)= Field, (C)/CALC= Calculated, FND= Found, R/W= Right-of-Way, E.O.P.= Edge of Pavement, B.O.C.= Back of Curb, CONC= Concrete, TBM= Temporary Benchmark, ELEV= Elevation

CERTIFIED TO: HULBERT HOMES, INC.

DESCRIPTION LOT 21, BLOCK 15, DIXIELAND
ADDRESS: 604 PARK STREET, EAST, LAKELAND, FL 33803
POLK COUNTY, FLORIDA. SECTION 19 TOWNSHIP 28 S., RANGE 24 E.
RECORDED PLAT BOOK 67 PAGE(S) 01 ENCROACHMENTS AS SHOWN
FIELD DATE 07/18/26 FIELD BOOK 202 PAGE(S) 07-08

The undersigned as a representative of RIDGE SURVEYING, INC., LB 7159 hereby certifies that this BOUNDARY SURVEY meets or exceeds the Standards of Practice in Surveying and Mapping as set forth by Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

F.P. AMMERMANN, P.L.S.

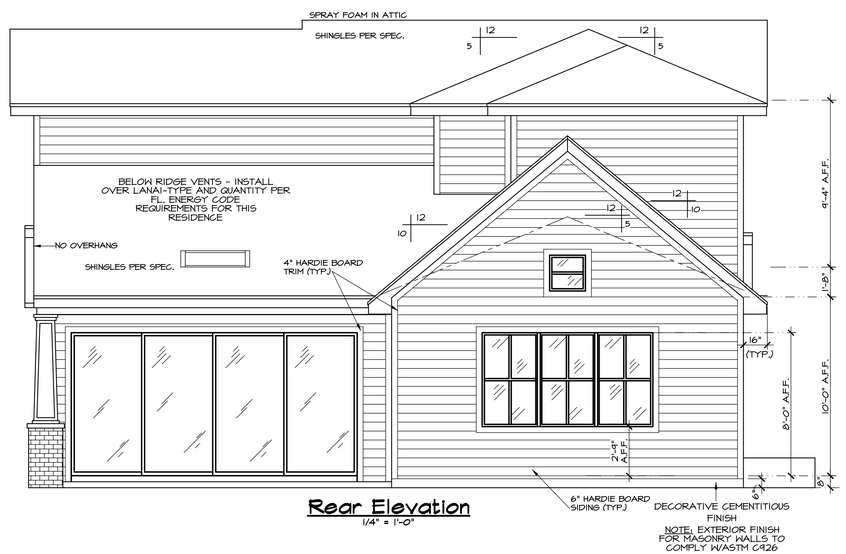
P. Ammermann
CREW CHIEF

REGISTERED SURVEYOR NO.4220 STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



Front Elevation
1/4" = 1'-0"



Rear Elevation
1/4" = 1'-0"

PRELIMINARY No. 3 NOT FOR CONSTRUCTION
30 JULY 2026

EXTERIOR LATH, WEEP, & WATER RESISTIVE BARRIER NOTES:

1. EXTERIOR PLASTER: INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE W/ ASTM C 926 & ASTM C 1063 & THEIR PROVISIONS OF THIS CODE.

2. LATH: ALL LATH & LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED W/ 1-1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1MM) HEAD, OR 7/8-INCH LONG (22.2MM), 16 GAGE STAPLES, SPACED AT NO MORE THAN 6" (152 MM), OR AS OTHERWISE APPROVED.

3. PLASTER: PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN 3 COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH & SHALL BE NOT LESS THAN 2 COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING.IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY 2 COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1). THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE.

4. WEEP SCREENS: A MIN. 0.019-INCH (0.5 MM)(NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MIN. VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE W/ ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MIN. OF 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS & SHALL BE OF A TYPE OF THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER & TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

5. WATER-RESISTIVE BARRIERS: WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 & WHERE APPLIED OVER ATTIC SPACES BEHIND STUCCO SHALL INCLUDE A WATER-RESISTIVE VAPOR-534 SQ.FT. REAL PROPERTY W/ A PERMEANCE OF 1 PERM OR LESS SHALL BE APPLIED OVER EQUIVALENT TO 2 LAYER
259 SQ.FT. GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED
UPPER ELEVATION PROPERTY EACH LAYER PROVIDES A SEPARATE
2 LOWER ELEVATION STAND ALONE BARRIER AS REQUIRED BY THIS SECTION.
LOWER ELEVATION SHALL BE APPLIED TO DRAIN TO THE WATER-RESISTIVE
21 FT. BARRIER IN THE MANNER SPECIFIED FOR THE LAYERS. 1304.5.1
EXCEPTION: WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60-MINUTE GRADE D PAPER & IS SEPARATED FROM THE STUCCO BY AN INTERVENING, SUBSTANTIALLY NON-WATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.

DESIGN LOADS:

1. Design conforms with Florida Bldg. Code 8th Edition (2023) (Building & Residential) Design Criteria for 140MPH Wind Forces Per ASCE/SEI 7-22 Minimum Design Loads For Buildings & Other Structures.
2. Wood: No. 2 Grade Southern Pine Or Better
3. Risk Category II
4. MWFRS Chapters 26 Thru 29
5. Chap. 30: Components/Cladding (C & C)
   Part 1: Low Rise Building
   Doors & Windows ±47 PSF
   Garage Door +18.5/-20.9
6. Internal Pressure Coefficient: ± 0.18
7. Exposure "B"
8. Residential Category R3

REVISIONS	BY

ENGINEER OF RECORD:

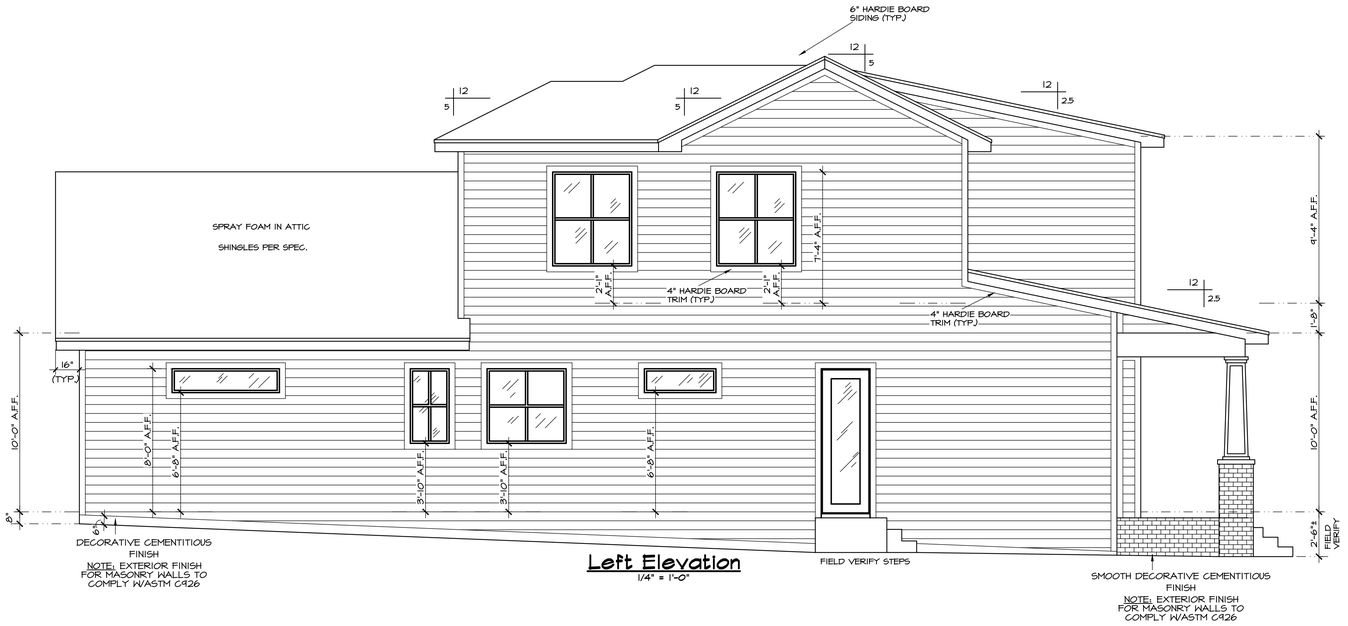
ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS
1958 E. EDGEWOOD DRIVE-LAKELAND, FLORIDA 33803
PHONE: 863-688-8200 FAX: 863-688-8553
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION # 8567
RICHARD L. KIDDEY, P.E. - FLORIDA LICENSE # 91246

A Custom Home For:
The Amell Residence
604 E. Park St., Lakeland, FL 33803
Front & Rear Elevations

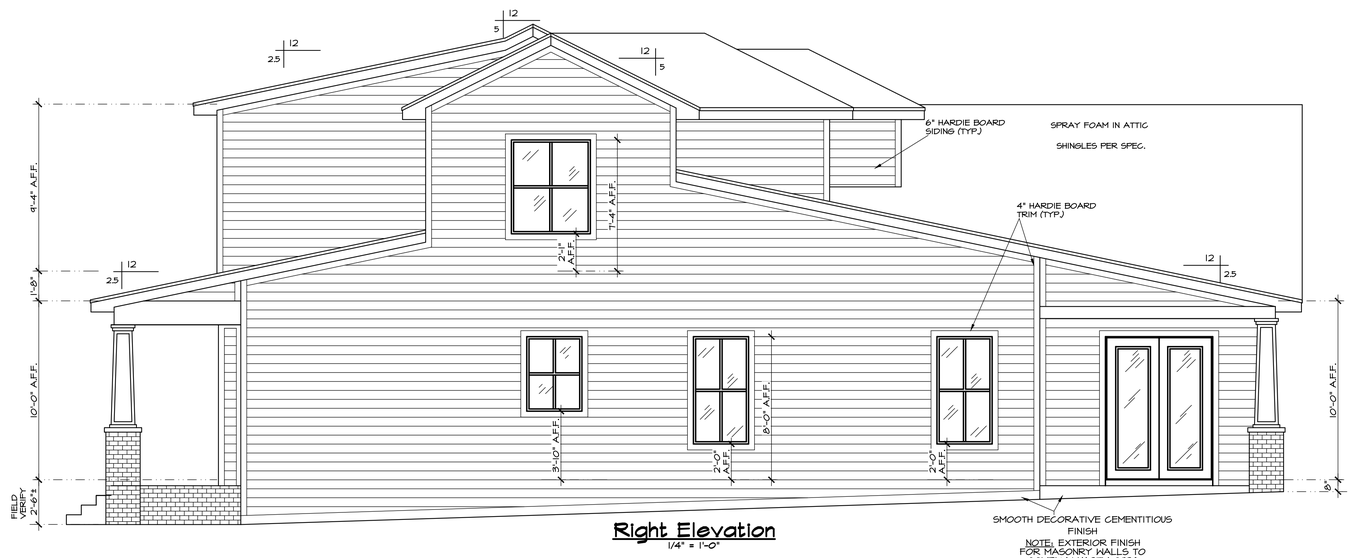
Hulbert Homes, Inc.
PHONE: 863-647-5815
FAX: 644-1125

NOTE: **ROOM SIZES ARE APPROXIMATE** Dimensions are from inside masonry and from inside of Frame walls = 4" w/drlwl. Furring, drywall, insulation and baseboards are not included in dimensions. Actual room sizes vary per builder specification.

DRAWN BY	SDF
DATE CHECKED	
DATE	30 JULY 2026
SCALE	AS NOTED
SHEET	4
OF	9 SHEETS
PAPER SIZE	24"x36"



Left Elevation
1/4" = 1'-0"



Right Elevation
1/4" = 1'-0"

PRELIMINARY No. 3 NOT FOR CONSTRUCTION
30 JULY 2026

DESIGN LOADS:

1. Design conforms with Florida Bldg. Code 8th Edition (2023) (Building & Residential) Design Criteria for 140MPH Wind Forces Per ASCE/SEI 7-22 Minimum Design Loads For Buildings & Other Structures.
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   Part 1: Low Rise Building
   Doors & Windows ±47 PSF
   Garage Door +18.5/-20.9
6. Internal Pressure Coefficient: ± 0.18
7. Exposure "B"
8. Residential Category R3

REVISIONS	BY

ENGINEER OF RECORD:

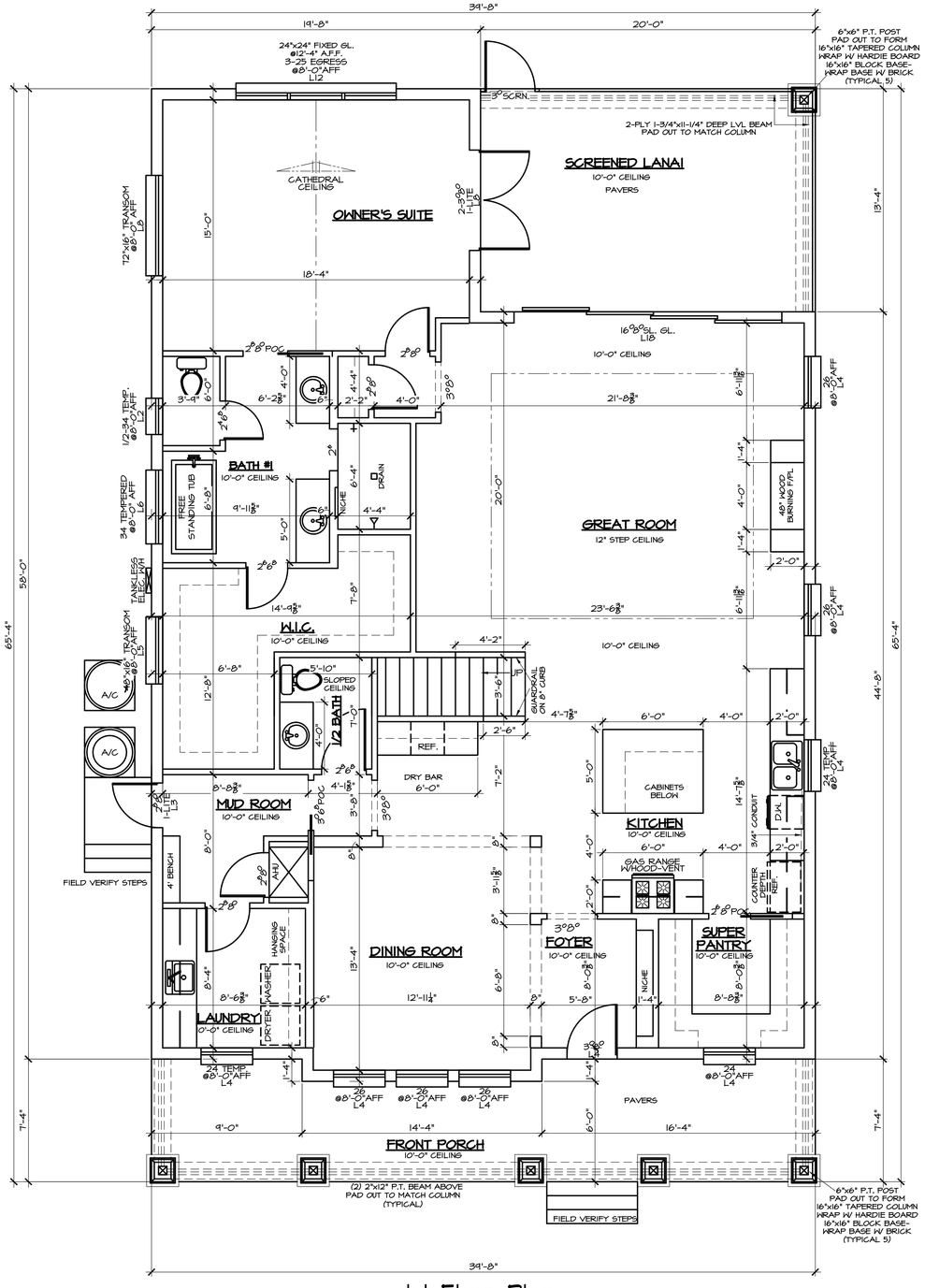
ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS
1958 E. EDGEWOOD DRIVE-LAKELAND, FLORIDA 33803
PHONE: 863-688-8200 FAX: 863-688-8855
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION #8583
RICHARD L. KIDDEY, P.E. - FLORIDA LICENSE # 91246

A Custom Home For:
The Amell Residence
604 E. Park St., Lakeland, FL 33803
Left & Right Elevations

Hulbert Homes, inc.
PHONE: 863-647-5815
FAX: 644-1125

NOTE: ▪ROOM SIZES ARE APPROXIMATE▪ Dimensions are from inside masonry and framing, rounded up to the nearest inch (Masonry walls = 8", Frame walls = 4" additional. Furring, drywall, insulation and baseboards are not included in dimensions. Actual room sizes vary per builder specification.

DRAWN BY	SDF
DATE CHECKED	
DATE	30 JULY 2026
SCALE	AS NOTED
SHEET	5
OF	9 SHEETS
PAPER SIZE	24"x36"



*REFRIGERATOR CUT OFF VALVE TO BE LOCATED IN ISLAND

1st Floor Plan

1/4" = 1'-0"

PRELIMINARY No. 3 NOT FOR CONSTRUCTION
30 JULY 2026

REVISIONS	BY

***ALL DOORS EXCEPT CLOSET DOORS ARE TO BE TI-ASTRAGAL DOORS**

*ENTRY DOORS FROM GARAGE TO HOUSE MUST BE SOLID CORE CONSTRUCTION MIN. 1-3/8" THICK PER FBC-RESIDENTIAL R302.5.1 OPENING PROTECTION

GLASS SIDE LITES @ENTRY DOORS MUST BE TEMPERED*

***FRONT DOOR INSTALLATION: TAPCONS TO BE LOCATED BEHIND WEATHERSTRIP**

***BATH VENT FAN VENTS IN SOFFIT TO HAVE BLOCKING & TO BE LOCATED MIN. 3' FROM ANY WINDOW**

* NOTE: ALL WINDOWS ARE SINGLE HUNG EXCEPT AS NOTED AS FIXED, TRANSOM, HALF CIRCLE, OR EYEBROW

WINDOW SCHEDULE

Plan Call Out	Width	Height	Sq. Ft.	*
12	19"	26"	3	
13	19"	38"	5	
14	19"	50"	7	
15	19"	63"	8	
16	19"	72"	10	
17	19"	90"	11	
1/2-32	26"	26"	5	
1/2-33	26"	38"	7	
1/2-34	26"	50"	9	
1/2-35	26"	63"	11	
1/2-36	26"	72"	13	
1/2-37	26"	90"	16	
22	31"	26"	7	
23	31"	38"	10	
24	31"	50"	13	
25	31"	63"	16	*
26	31"	72"	19	*
27	31"	90"	22	*
32	53"	26"	10	
33	53"	38"	14	
34	53"	50"	18	
35	53"	63"	23	*
36	53"	72"	27	*
37	53"	90"	32	*

* = MEETS MIN. EGRESS SIZE REQUIREMENTS PER FBC 2023 6th Ed., RE6.1: R310.1

Concrete Lintel Schedule

Tag Nos.	Clear Span	Lintel Size	Precast And Prestressed TYPE/SIZE: Filled = F Unfilled = U Prestressed = PS *Composite = C	Rebar
L1	1'-6"	2'-10"	8"-U	NOT REQ'D
L2	2'-2"	3'-6"	8"-U	NOT REQ'D
L3	2'-8"	4'-0"	8"-U	NOT REQ'D
L4	3'-2"	4'-6"	8"-U	NOT REQ'D
L5	4'-0"	5'-4"	8"-U	NOT REQ'D
L6	4'-6"	5'-10"	8"-U	NOT REQ'D
L7	5'-2"	6'-6"	8"-F	NOT REQ'D
L8	6'-2"	T-6"	8"-F	1 - #5
L9	T'-0"	NOT AVAILABLE		
L10	8'-0"	8'-4"	8"-F	1 - #5
L11	9'-2"	10'-6"	8"-F	1 - #5
L12	10'-0"	11'-4"	8"-F	1 - #5
L13	11'-2"	12'-6"	8"-F	1 - #5
L14	12'-0"	13'-4"	8"-F	1 - #5
L15	12'-8"	14'-0"	8"-F	1 - #5 T&B
L16	13'-4"	14'-8"	8"-PS-F	1 - #5 T&B
L17	14'-0"	15'-4"	8"-PS-F	1 - #5 T&B
L18	16'-0"	17'-4"	8"-PS-F	1 - #5 T&B
8"x 16" Prestressed - Composite				
L19	18'-0"	19'-4"	16"-PS-C	1 - #5 T&B
L20	18'-8"	20'-0"	16"-PS-F-C	1 - #5 T&B
L21	20'-8"	22'-0"	16"-PS-F-C	1 - #5 T&B
L22	22'-8"	24'-0"	16"-PS-F-C	1 - #5 T&B
Garage Door Lintels				
L16G	16'-0"	17'-4"	8"-PS-F	1 - #5 T&B
L18G	18'-0"	19'-4"	16"-PS-F	1 - #5 T&B
Garage Door W/Bonus Room Above				
8"x 24" Prestressed - Composite				
L18B	18'-0"	17'-4"	24"-PS-C	1 - #5 T&B
L18B	18'-0"	19'-4"	24" PS-C	1 - #5 T&B

*COMPOSITE INCLUDES 1 #5 REBAR TOP & BOTTOM — REV. 3/8/2007

DESIGN LOADS:

1. Design conforms with Florida Bldg. Code 8th Edition (2023) (Building & Residential) Design Criteria for 140MPH Wind Forces Per ASCE/SEI 7-22 Minimum Design Loads For Buildings & Other Structures.
2. Wood: No. 2 Grade Southern Pine Or Better
3. Risk Category II
4. MNFRS Chapters 26 Thru 29
5. Chap. 30: Components/Cladding (C& C)
   Part 1: Low Rise Building
   Doors & Windows ±47 PSF
   Garage Door +18.5/-20.9
6. Internal Pressure Coefficient: ± 0.18
7. Exposure "B"
8. Residential Category R3

AREAS:	
LIVING 1st FLOOR	2,053
LIVING 2nd FLOOR	895
TOTAL LIVING	2,948
FRONT PORCH	272
LANAI	267
TOTAL:	3,487

ENGINEER OF RECORD:

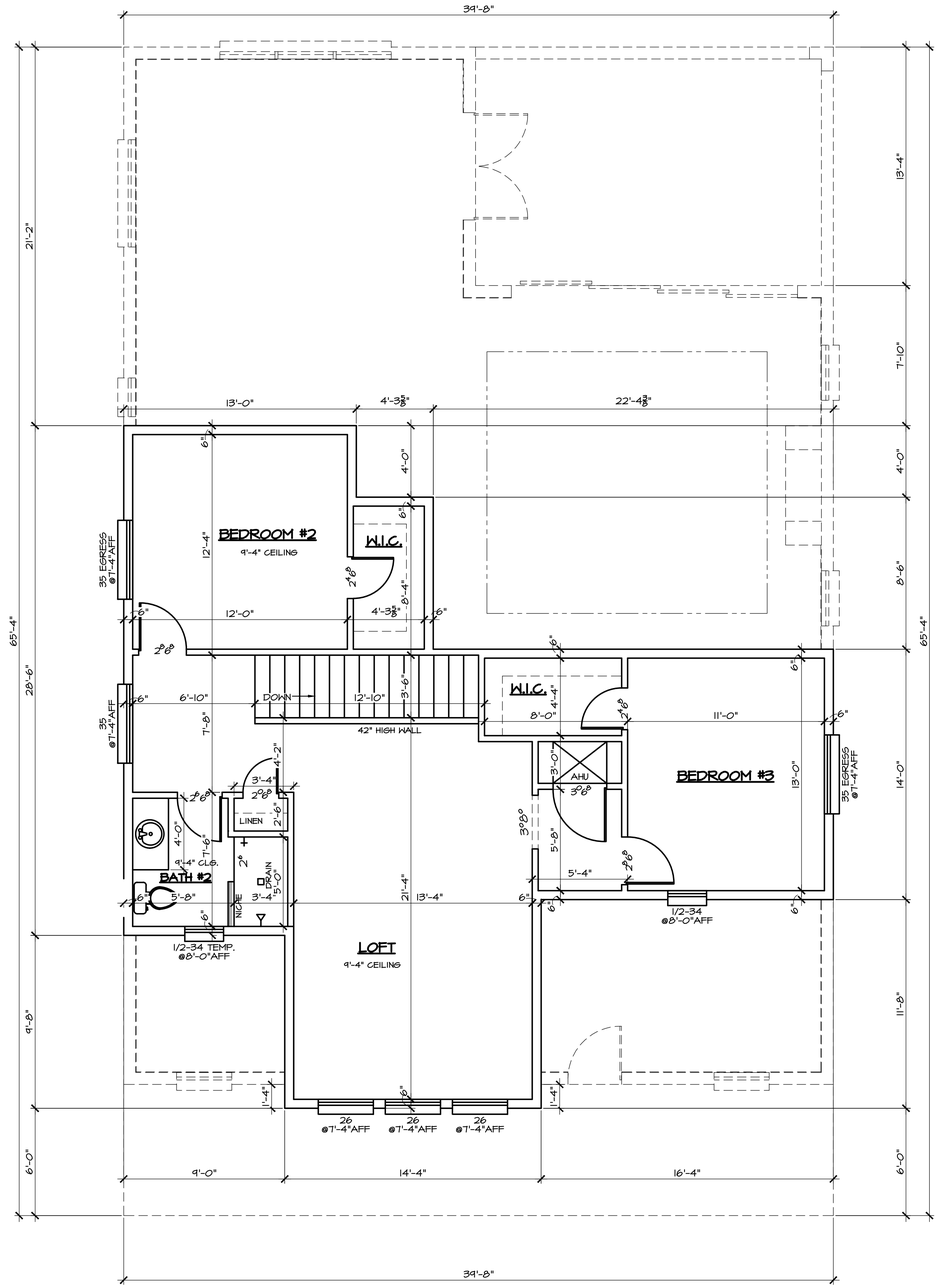
ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS
1956 E. EDGEWOOD DRIVE-LAKELAND, FLORIDA 33803
PHONE: 863-682-8200 FAX: 863-683-8555
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION # EB13941
RICHARD L. KIDDEY, P.E. - FLORIDA LICENSE # 51246

A Custom Home For:
The Amell Residence
604 E. Park St., Lakeland, FL 33803
1st Floor Plan

Hulbert Homes, Inc.
PHONE: 863-647-5815
FAX: 644-1125

NOTE: *ROOM SIZES ARE APPROXIMATE* Dimensions are from inside masonry and from Frame walls = 4" widths). Furring, drywall, insulation and baseboards are not included in dimensions.

DRAWN BY: SDF
DATE CHECKED: .
DATE: 30 JULY 2026
SCALE: AS NOTED
SHEET: — OF 9 SHEETS
PAPER SIZE: 24"x36"



2nd Floor Plan

1/4" = 1'-0"

*2nd FLOOR WINDOWS TO BE FINNED & RECESSED 20" FLOOR JOISTS

PRELIMINARY No. 3 NOT FOR CONSTRUCTION
30 JULY 2026

*ALL DOORS EXCEPT CLOSET DOORS ARE TO BE TI-ASTRAGAL DOORS

*BATH VENT FAN VENTS IN SOFFIT TO HAVE BLOCKING & TO BE LOCATED MIN. 3' FROM ANY WINDOW

* NOTE: ALL WINDOWS ARE SINGLE HUNG EXCEPT AS NOTED AS FIXED, TRANSOM, HALF CIRCLE, OR EYEBROW

WINDOW SCHEDULE

Plan Call Out	Width	Height	Sq. Ft.	*
12	19"	26"	3	
13	19"	38"	5	
14	19"	50"	7	
15	19"	63"	8	
16	19"	72"	10	
17	19"	90"	11	
1/2-32	26"	26"	5	
1/2-33	26"	38"	7	
1/2-34	26"	50"	9	
1/2-35	26"	63"	11	
1/2-36	26"	72"	13	
1/2-37	26"	90"	16	
22	31"	26"	7	
23	31"	38"	10	
24	31"	50"	13	
25	31"	63"	16	*
26	31"	72"	19	*
27	31"	90"	22	*
32	53"	26"	10	
33	53"	38"	14	
34	53"	50"	18	
35	53"	63"	23	*
36	53"	72"	27	*
37	53"	90"	32	*

* = MEETS MIN. EGRESS SIZE REQUIREMENTS PER FBC 2023 8th Ed., RES.: R310.1

DESIGN LOADS:

1. Design conforms with Florida Bldg. Code 8th Edition (2023) (Building & Residential) Design Criteria for 140MPH Wind Forces Per ASCE/SEI 7-22 Minimum Design Loads For Buildings & Other Structures.
2. Wood: No. 2 Grade Southern Pine Or Better.
3. Risk Category II
4. MWFRS Chapters 26 Thru 28
5. Chap. 30: Components/Cladding (C& C)
   Part 1: Low Rise Building
   Doors & Windows +47.1 PSF
   Garage Door +18.5/-20.9
6. Internal Pressure Coefficient: ± 0.18
7. Exposure "B"
8. Residential Category R3

AREAS:	
LIVING 1st FLOOR	2,053
LIVING 2nd FLOOR	895
TOTAL LIVING	2,948
FRONT PORCH	272
LANAI	267
TOTAL:	3,487

REVISIONS	BY

ENGINEER OF RECORD:

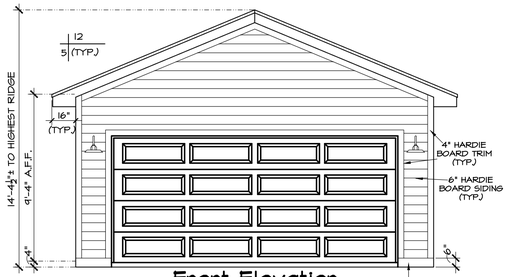
ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS
1958 E. EDGEWOOD DRIVE-LAKELAND, FLORIDA. 33803
PHONE: 863-682-8500 FAX: 863-680-8555
STATE OF FLORIDA, DEPT. OF AGRICULTURE # EB13941
RICHARD L. KIDDEY, P.E. - FLORIDA LICENSE # 31246

A Custom Home For:
The Amell Residence
604 E. Park St., Lakeland, FL 33803
2nd Floor Plan

Hulbert Homes, Inc.
PHONE: 863-647-5815
FAX: 644-1125

NOTE: *ROOM SIZES ARE APPROXIMATE* Dimensions are from inside masonry and framing, rounded up to the nearest inch (Masonry walls = 8", Frame walls = 4" additional Furring, drywall, insulation and baseboards are not included in dimensions. Actual room sizes vary per builder specification.

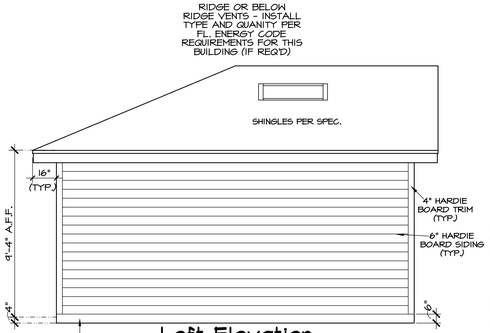
DRAWN BY: SDF
DATE CHECKED:
DATE: 30 JULY 2026
SCALE: AS NOTED
SHEET: 2 OF 9 SHEETS
PAPER SIZE: 24"x36"



Front Elevation
1/4" = 1'-0"

DECORATIVE CEMENTITIOUS FINISH

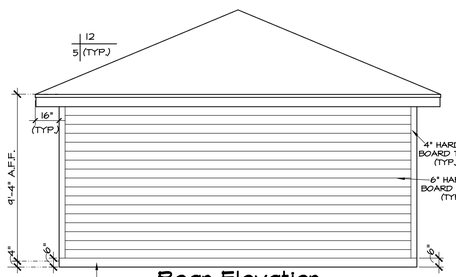
NOTE: EXTERIOR FINISH FOR MASONRY WALLS TO COMPLY W/ASTM C926



Left Elevation
1/4" = 1'-0"

DECORATIVE CEMENTITIOUS FINISH

NOTE: EXTERIOR FINISH FOR MASONRY WALLS TO COMPLY W/ASTM C926



Rear Elevation
1/4" = 1'-0"

DECORATIVE CEMENTITIOUS FINISH

NOTE: EXTERIOR FINISH FOR MASONRY WALLS TO COMPLY W/ASTM C926

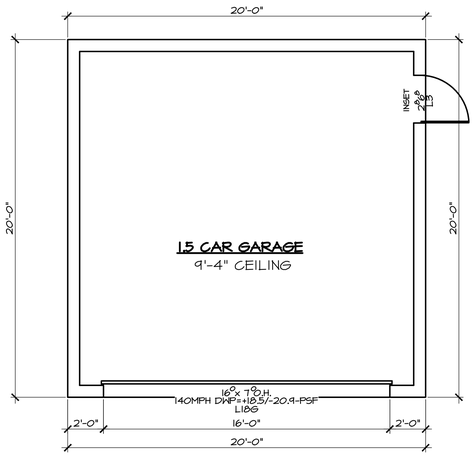


Right Elevation
1/4" = 1'-0"

DECORATIVE CEMENTITIOUS FINISH

NOTE: EXTERIOR FINISH FOR MASONRY WALLS TO COMPLY W/ASTM C926

ATTIC SPACE VENTILATION CALCULATION:
400 S.F. ATTIC AREA/ 300 = 1.33 S.F. x 144 = 192 S.I.
192 S.I. / 2 = 96 S.I. UPPER & LOWER VENTILATION REQUIRED
UPPER VENTILATION PROVIDED
2 LOMANCO T10 STATIC ROOF VENT @70 S.I. / EA = 140 > 96 S.I.
LOWER VENTILATION PROVIDED
16 FT. SOFFIT VENTS (MIN.) @6.42 S.I./FT = 103 > 96 S.I.



Floor Plan
1/4" = 1'-0"

PRELIMINARY No. 3 NOT FOR CONSTRUCTION
30 JULY 2026

Concrete Lintel Schedule

Tag Nos.	Clear Span	Lintel Size	Precast And Prestressed TYPE/SIZE: Filled = F Unfilled = U Prestressed = PS *Composite = C	Rebar
L1	1'-6"	2'-10"	8"-U	NOT REQ'D
L2	2'-2"	3'-6"	8"-U	NOT REQ'D
L3	2'-8"	4'-0"	8"-U	NOT REQ'D
L4	3'-2"	4'-6"	8"-U	NOT REQ'D
L5	4'-0"	5'-4"	8"-U	NOT REQ'D
L6	4'-6"	5'-10"	8"-U	NOT REQ'D
L7	5'-2"	6'-6"	8"-F	NOT REQ'D
L8	6'-2"	7'-6"	8"-F	1 - #5
L9	7'-0"	NOT AVAILABLE		
L10	8'-0"	9'-4"	8"-F	1 - #5
L11	9'-2"	10'-6"	8"-F	1 - #5
L12	10'-0"	11'-4"	8"-F	1 - #5
L13	11'-2"	12'-6"	8"-F	1 - #5
L14	12'-0"	13'-4"	8"-F	1 - #5
L15	12'-8"	14'-0"	8"-F	1 - #5 T&B
L16	13'-4"	14'-8"	8"-PS-F	1 - #5 T&B
L17	14'-0"	15'-4"	8"-PS-F	1 - #5 T&B
L18	16'-0"	17'-4"	8"-PS-F	1 - #5 T&B
8"x 16" Prestressed - Composite				
L19	18'-0"	19'-4"	16"-PS-C	1 - #5 T&B
L20	18'-8"	20'-0"	16"-PS-F-C	1 - #5 T&B
L21	20'-8"	22'-0"	16"-PS-F-C	1 - #5 T&B
L22	22'-8"	24'-0"	16"-PS-F-C	1 - #5 T&B
Garage Door Lintels				
L18B	16'-0"	17'-4"	8"-PS-F	1 - #5 T&B
L19B	18'-0"	19'-4"	16"-PS-F	1 - #5 T&B
Garage Door W/Bonus Room Above				
8"x 24" Prestressed - Composite				
L18B	16'-0"	17'-4"	24"-PS-C	1 - #5 T&B
L19B	18'-0"	19'-4"	24" PS-C	1 - #5 T&B

*COMPOSITE INCLUDES 1 #5 REBAR TOP & BOTTOM — REV. 5/8/2007

DESIGN LOADS:

1. Design conforms with Florida Bldg. Code 8th Edition (2023) (Building & Residential) Design Criteria for 140MPH Wind Forces Per ASCE/SEI 7-22 Minimum Design Loads For Buildings & Other Structures.
2. Wood: No. 2 Grade Southern Pine Or Better.
3. Risk Category II
4. MWFRS Chapters 26 Thru 29
5. Chap. 30: Components/Cladding (C& C)
   Part 1: Low Rise Building
   Doors & Windows ±47 PSF
   Garage Door ±18.5/-20.9
6. Internal Pressure Coefficient: ± 0.18
7. Exposure "B"
8. Residential Category R3

AREAS:	
GARAGE	400
TOTAL:	400

REVISIONS	BY

ENGINEER OF RECORD:

ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS
1956 E. EDGEWOOD DRIVE-LAKELAND, FLORIDA 33803
PHONE: 863-686-2600 FAX: 863-688-8553
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION #29347
RICHARD L. KIDDEY, P.E. - FLORIDA LICENSE # 57246

Detached 1.5 Car Garage
The Amell Residence
604 E. Park St., Lakeland, FL 33803

Hulbert Homes, Inc.
PHONE: 863-647-5815
FAX: 644-1125

NOTE: *ROOM SIZES ARE APPROXIMATE* Dimensions are from inside masonry and framing, rounded up to the nearest inch (Masonry walls = 8". Frame walls = 4" additive). Forming, drywall, insulation and baseboards are not included in dimensions. Actual room sizes vary per builder specification.

DRAWN BY	SDF
DATE CHECKED	
DATE	30 JULY 2026
SCALE	AS NOTED
SHEET	—
OF	2 SHEETS
PAPER SIZE	24"x36"

HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
November 19, 2026

Project #	**HPB26-179**
Address; Historic Name	**123 N. Kentucky Avenue; Montgomery Ward Building (CD 1936)**
Owner/Applicant	**GGV Investments LLC / Marlon Lynn Architect, PA**
Project Type	**Major Rehabilitation**
Historic District; FMSF#	**Munn Park Historic District; #PO00384**
Zoning; Future Land Use; Context District; SPI	**C-7; Regional Activity Center; Urban Center; N/A**
Existing Use	**Commercial**
Adjacent Properties	**Commercial**
Previous Approvals	**N/A**

REQUEST

The Applicant requests Final Approval for a major rehabilitation to the exterior of the subject building.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of one lot of record (Munn's Survey, Block 15, Lots F and G) with a total area of 0.22 acres. On the property is a two-story Masonry Vernacular commercial building, which was built circa 1925 and is a contributing structure in the Munn Park Historic District. This building served several retail commercial uses until 1936 when the Montgomery Ward department store opened; this store closed in 1964 when Montgomery Ward opened a new, larger store on Memorial Boulevard (precursor to the Lakeland Mall).

The existing condition of the front (west) elevation includes a painted stucco finish wall and a two-bay aluminum and glass storefront with two recessed entry doorways. A metal canopy exists over the entire length of the front façade, but exists as only the frame of the canopy currently. While the storefront and canopy are original, the solid stucco façade was installed in the late 1950s as part of a renovation to the store, which covered five second story window openings and façade ornamentation. The rear (east) elevation along an alley is an exposed brick wall with several metal window and door openings.

The request proposes a rehabilitation of the front and rear elevations that will rebuild elements of the building's design from 1936, when Montgomery Ward occupied it. The 1950s stucco cladding will be removed, and new smooth-finish stucco will be applied, along with horizontal banding and quoins. The second-floor window openings will be rebuilt with aluminum window sashes, including surrounds and balustrades similar in appearance to the 1930s facade. The existing canopy will be restored, and the storefront will remain. Since original drawings and dimensions of the facade elements are not available, the proposed design is not intended to be an exact reproduction of the historical facade. Instead, the design uses the available historic photographs as a visual reference to create architectural elements that resemble and are compatible with the building's historic character.

The proposed work on the east facade is more limited and includes replacing the existing multi-lite metal windows and doors with new fixed windows and metal doors in their existing locations. One door opening will be enclosed and faced with brick similar to the existing. This work will also address repairing existing water intrusion and help prevent future water leakage into the building.

APPLICABLE GUIDELINES:

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

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

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

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

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

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

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

The following *Design Guidelines* apply to this project*:*
Chapter 4: Historical Development Patterns and New Construction
Sub-Chapter 4.12: Understanding Commercial Area Form

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

ANALYSIS:

Staff finds that the proposed rehabilitation work meets the intent of the Standards and Design Guidelines in terms of treatment and design of architectural features, compatible replacement materials, windows, and doors, and the appropriate restoration of enclosed window openings. The proposed design restores an appearance in keeping with the building's original façade and is appropriate in scale for the building.

STAFF RECOMMENDATION:

Final Approval for the proposed rehabilitation as submitted.

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


123
North Kentucky Avenue


W
MONTGOMERY WARD

Application for Certificate of Review
Major Review: Rehabilitation

123 Kentucky Ave N, Lakeland, Florida 33801.
Actual Year Built: 1925



Photograph A — 123 Kentucky Ave N, Lakeland, Florida circa 1951 (Lakeland Public Library)



Photograph B — 123 Kentucky Ave N, Lakeland, Florida on October 13, 2026

Project Description

The primary purpose of this proposal is the rehabilitation of the west facade, with the goal of improving its appearance by reintroducing architectural elements inspired by the building's historic facade, as shown in the available historic photographs.

The proposed work on the west facade includes reopening the large second-floor window openings that were present historically, as shown in Photograph A, and introducing architectural elements that reflect the general character, proportions, and appearance of the original facade. Since original drawings and dimensions of these elements are not available, the proposed design is not intended to be an exact reproduction of the original facade. Instead, the design uses the available historic photographs as a visual reference to create architectural elements that resemble and are compatible with the building's historic character.

The proposed work on the east facade is more limited and includes replacing the existing windows and doors with new windows and doors in their existing locations. This work will also address existing water intrusion and help prevent future water leakage into the building.

Project Contents:

Project Description	A1
Existing Condition Documentation	A2
Proposed Rehabilitation Elevation Drawings	A3

123 Kentucky Ave N, Lakeland, Florida 33801

Marlon Lynn Architect, PA
AA26001477

212 East Pine Street
Lakeland, FL 33801
P: 863.802.5966
marlon@marlonlynn.com
https://marlonlynn.com/

STATE OF FLORIDA
MARLON D. LYNN
AR 91842
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Marlon D. Lynn using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Project number

Date

No.	Description	Date

Project Description

A1

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10/23/2026 3:53:24 PM

Existing Conditions Documentation





1) Corner of E. Main St. and N. Kentucky Ave.



2) Corner of N. Kentucky Ave. and Cedar St.



3) View Cross the North Kentucky Ave



4) View from the Munn Park Entrance

The buildings surrounding 123 N. Kentucky Ave. are primarily characterized by red brick or stucco facade finishes, with architectural detailing incorporated throughout both facade types. The buildings generally feature ground-floor storefronts with large window openings on the upper stories. Overhanging canopies are also common along the storefronts, providing continuous shade and protection along the sidewalk.

123 Kentucky Ave N, Lakeland, Florida 33801

Marlon Lynn Architect, PA
AA26001477

212 East Pine Street
Lakeland, FL 33801
P: 863.802.5966
marlon@marlonlynn.com
https://marlonlynn.com/

STATE OF FLORIDA
MARLON D. LYNN
AR 91842
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Marlon D. Lynn using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Project number

Date

No.	Description	Date

Existing Condition Documentation

A2

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Proposed Rehabilitation

Roof: Flat roof with stucco parapet walls and metal coping.

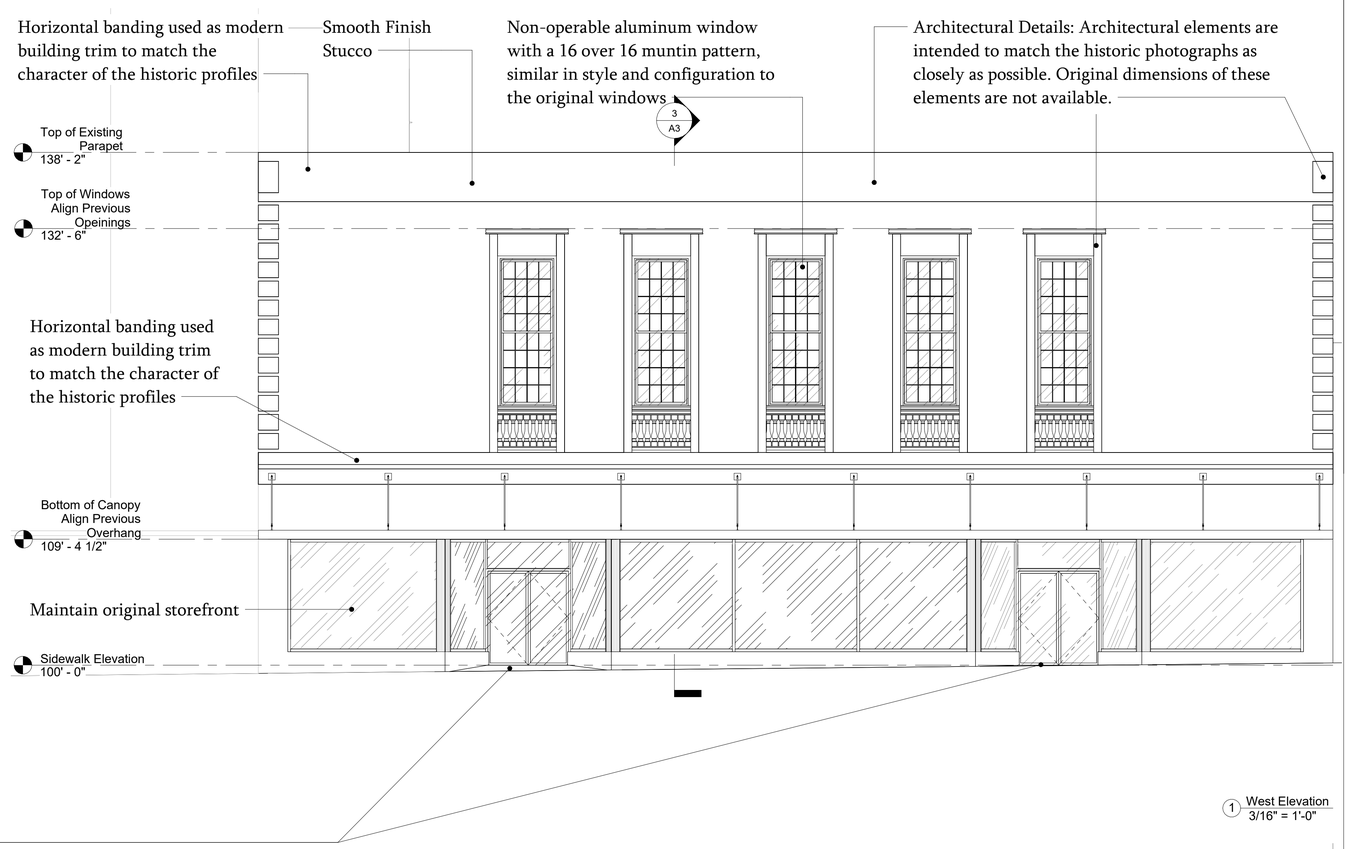
Stucco: Smooth stucco finish.

Windows: West facade fixed aluminum windows with a muntin pattern, similar in style and configuration to the original windows. East facade windows to include fixed aluminum windows without muntin and fixed aluminum windows with a single vertical decorative muntin.

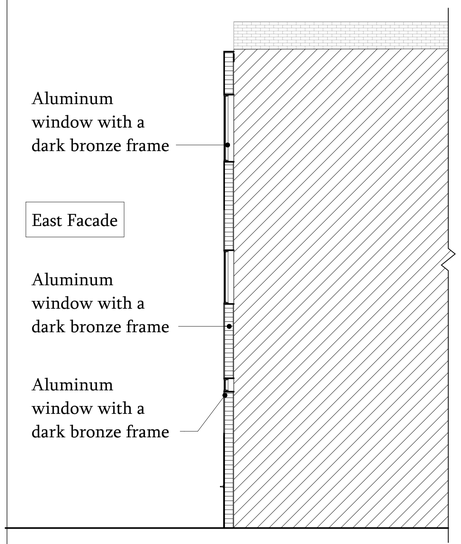
Storefront: Maintain and preserve the original storefront design and repair the glass.

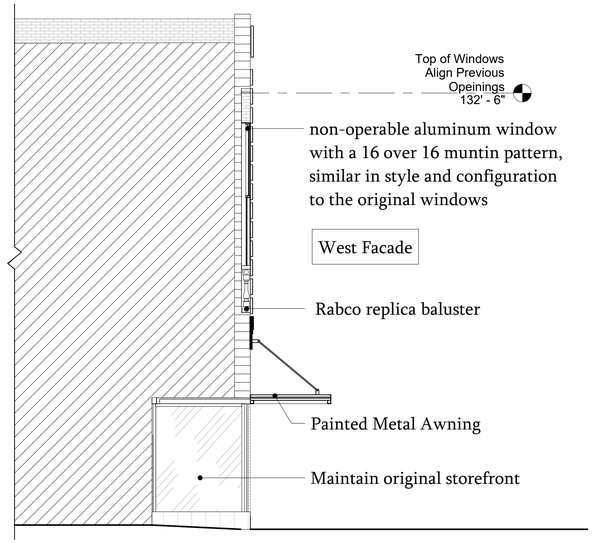


Maintain existing original floor tile at front entry. Both sides.

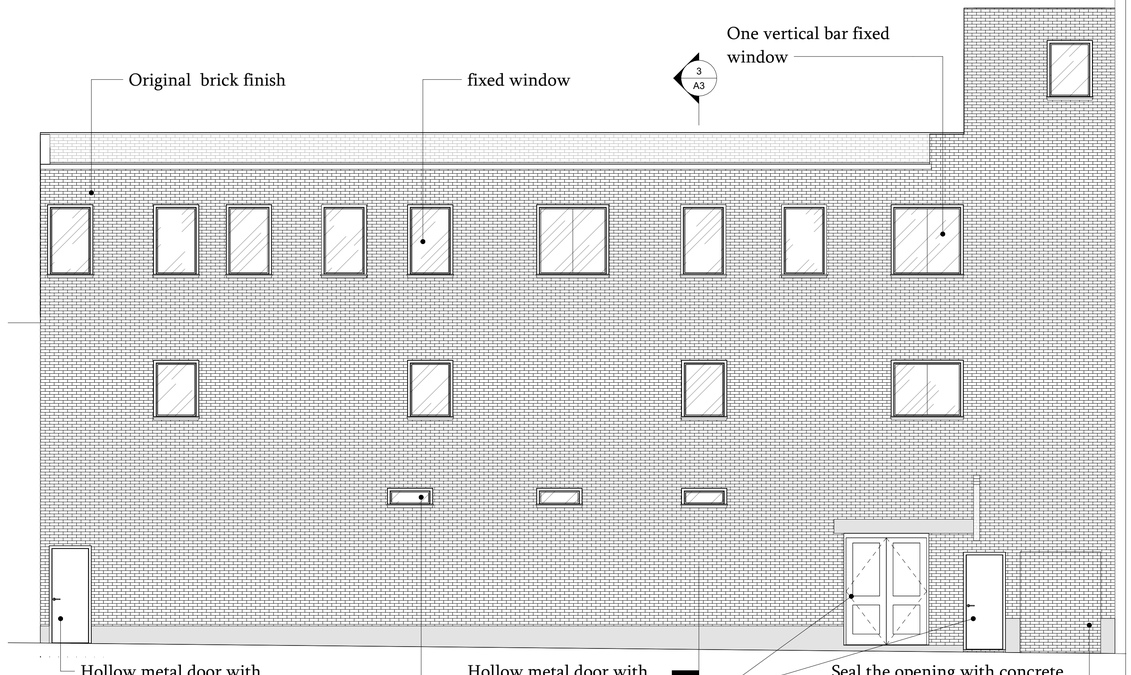


1 West Elevation
3/16" = 1'-0"





3 Section 1
3/16" = 1'-0"



2 East Elevation
3/16" = 1'-0"

123 KENTUCKY AVE N, LAKELAND, FLORIDA 33801

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STATE OF FLORIDA
MARLON D. LYNN
AR 91842
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Marlon D. Lynn using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Project number

Date

No.	Description	Date

Proposed Rehabilitation

A3

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HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
November 19, 2026

Project #	**HPB26-182**
Address; Historic Name	**230 S. Florida Avenue; The Oates Building**
Owner/Applicant	**MidFlorida Credit Union / Atlas Sign Industries**
Project Type	**Internally Lighted Wall and Projecting Signs**
Historic District; FMSF#	**N/A; #PO03587**
Zoning; Future Land Use; Context District; SPI	**C-6; Regional Activity Center; Urban Center; N/A**
Existing Use	**Commercial**
Adjacent Properties	**Commercial**
Previous Approvals	**Minor Exterior Alterations, 7/12/2024 (HPB24-147); Replacement Windows, 8/7/2024 (HPB24-163); Replace Stucco and Repaint Building, 1/15/2025 (HPB25-013); Replacement Gate and Fences, 11/2/2026 (HPB26-183)**

REQUEST

The Applicant requests Final Approval for the installation of an internally lighted channel letter wall sign and an internally lighted projecting sign onto the subject building.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of one lot of record (Munn's Survey, Block 20, Lot C south 100 feet less south 50 feet thereof and Block 20 Lot C south 1/4) with a total area of 0.30 acres. On the property is a five-story Mediterranean Revival commercial building, which was built circa 1925 and is listed on the National Register of Historic Places as an individual landmark building (#95000925) known as the Oates Building. This building originally served the Oates-Corley Furniture Company. An addition was added to the north elevation of the Oates Building in 1997.

MidFlorida Credit Union acquired the Oates Building in 2024 and has undertaken an extensive interior renovation of both the Oates Building and its addition, along with minor exterior alterations as noted in the Previous Approvals section above. This request proposes the installation of an internally lit channel letter wall sign on the north side elevation wall of the addition structure and an internally lighted projecting sign on the southwest corner of the Oates Building. The wall sign as proposed is 64.82 square feet (3 feet-2¾ inches by 20 feet 7/8 inches, and uses LED lighting within each channel letter. The projecting sign as proposed is 24.75 square feet (1 feet 9 inches by 10 feet) and uses brackets that project the sign 6 inches away from the building wall. The letters of the projecting sign will be illuminated by LED modules, while the teal outline border and bottom border in red will be lighted by faux neon lighting. The background of the projecting sign will not be lighted.

For purposes of permitting the projecting sign, the Applicant has been notified that the projecting sign will be subject to Florida Department of Transportation review and approval due to being located in the South Florida Avenue (State Road 37) right-of-way.

APPLICABLE GUIDELINES:

The Secretary of Interior's Standards for Rehabilitation ("Standards"), the City of Lakeland's *Design Guidelines for Historic Properties* ("Design Guidelines"), and the *Dixieland CRA Commercial Corridor Design Guidelines: Sign Standards* ("Dixieland CRA Guidelines") are the basis for review per the City of Lakeland Land Development Code (LDC), Article 11: Historic Preservation Standards and the Commercial Design Guideline Policy adopted by the Historic Preservation Board (2007).

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

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

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

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

The following *Design Guidelines* apply to this project*:*
Chapter 4: Historical Development Patterns and New Construction
Sub-Chapter 4.12.10: Signage and Awnings

- Respect the historic context.
- Encourage a visually interesting streetscape free of clutter.
- Reinforce the pedestrian-oriented nature of commercial uses.
- Retention and maintenance of original signage and awnings.
- Replace original signage, awnings and canopies that are deteriorated with similar features that are compatible with the host structure.
- Signage, awnings and canopies that create contrasting conditions or are incompatible with the requirements in the Land Development Code are not acceptable.

The following *Dixieland CRA Guidelines* apply to this project*:*
Chapter VI. Miscellaneous Standards
Sub-Chapter VI. C Sign Standards

Maximum Total Sign Area for Signs Attached to Buildings

- The aggregate total sign area for any one side of a building, including wall signs, projecting signs, awnings signs, and marquee signs, shall not exceed twelve and one half (12.5) percent of the square footage of the first fifteen (15) feet in height of the wall face upon which such sign or signs are located.
- Such allowable sign area shall not be combined with or distributed to other sides of the building and shall be used only on the façade used to calculate the area.

Sign Placement

- Signs shall be positioned so that they appear as a design feature of the overall façade of a particular building.

- Signs shall relate to, and help define and enhance, the architectural features of the building, rather than cover or disturb design features, and shall be placed to establish façade rhythm, relative to the architecture of a building.
- Signable areas may include: a continuous flat wall surface free of window or door openings or architectural features, areas between the top of the storefront and the sill of the second floor windows, sign boards designed for such use and already in place, panels at the top and bottom of show windows, and transoms over doors and windows.
- Signs on buildings shall not be mounted above or extend above the roofline. The sole exceptions to the height limit are building signs intended to memorialize and identify the original building owner. These signs must be comprised of individual, non-illuminated letters either embedded or in relief on the exterior front façade wall. These types of signs are subject to review and final approval by the Historic Preservation Board.

Sign Size and Scale

- The scale of signs shall be appropriate for the building on or near which they are placed and the area in which they are located. The size and shape on a sign shall be proportional with the scale of the structure. Small storefronts shall have smaller signs than larger storefronts.
- Signs shall be designed so that they are integrated with the design of the building and the building's use. A well-designed building façade or storefront is created by the careful coordination of sign design, architectural design, and color scheme. Signs located on multiple-tenant buildings shall be designed to complement and enhance each other, although not necessarily to match each other.
- Because the commercial areas exist in close proximity to residential areas, signs shall be designed and located so that they will have little or no impact on adjacent residential neighborhoods.
- Pedestrian-oriented signs are encouraged. These signs shall be read easily and comfortably from the sidewalk or street.

Sign Illumination

- Sign illumination shall be in accordance with LDC 4.9 regulations.
- At the discretion of the Historic Preservation Board internally illuminated signs may be approved with justification.
- If the board approves the use of an internally illuminated sign, back-lit (reverse channel) solid letter signs shall be preferred. The use of internally illuminated back-lit cabinet signs shall be prohibited. Individually back-lit letters may be permitted with greater justification.
- No electrical conduit, circuits, devices, or non-decorative fixtures shall be visible.

Sign Design, Colors, and Materials

- Creative design is strongly encouraged. The use of unusual shapes of the sign panel, dimensional lettering, sculptural treatments, and layering of sign surfaces are welcome.
- Colors shall be selected which contribute to legibility and design integrity. Colors or color combinations that interfere with legibility of the sign copy, or that interfere with viewer identification of other signs, shall be avoided. Small accents of several colors may make a sign unique and attractive, but the presence of too many colors will decrease the readability.
- Paper and cloth signs are prohibited for permanent exterior use (except for cloth fabric on awnings). If wood is used, it shall be properly sealed to keep moisture from deteriorating the sign.
- Changeable copy shall be prohibited on all building signs.

- Graphics on all signs shall be dimensional in nature. Dimensional lettering or sign elements should extend beyond or be embedded in the surface to which it is applied. Letters greater than 4 inches in height should have a minimum thickness of ¼ inch in order to cast a shadow.

Wall Signs

- Each business or tenant shall have no more than one (1) wall sign per building.
- The allowable area for wall signs shall be one square foot of sign for each linear foot of primary building facade, not to exceed 50% of the maximum total building sign area calculation. Sign copy may not exceed two (2) feet in height.
- No signage shall be permitted on walls not facing the street except street numbers and directional signs at pedestrian or driveway openings. Such signs shall not exceed two (2) square feet in area.
- Wall plaque signs shall be no larger than 18 inches by 24 inches.

Projecting Signs

- Each business or tenant shall have no more than one (1) projecting sign per building.
- Projecting signs mounted at a height of fifteen (15) foot or lower from the finished sidewalk to the bottom of the sign shall not exceed eight (8) square feet.
- Projecting signs mounted higher than fifteen (15) foot from the finished sidewalk to the bottom of the sign shall not exceed twenty-five (25) square feet in sign area.
- Projecting Signs shall be located adjacent to the building entrance or tenant space.
- Projecting signs may only project forty-two (42) inches from the building wall.

ANALYSIS:

Staff finds that the proposed signage meets the Standards, Design Guidelines, and Dixieland CRA Guidelines in terms of wall and projecting sign size, design, and lighting. The wall sign is integrated well with the upper story on a side elevation wall, and the projecting sign recalls historical sign design that is compatible with the architectural style of the building.

STAFF RECOMMENDATION:

Final Approval for the request as submitted.

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

230 South Florida AveA
Lakeland, FLA

S01 (1) D/F Illuminated Vertical Blade SignA
25A Square FeetA

S03 (1) Set Illuminated Raceway Channel LettersA
64.82 Square FeetA

~~S04~~ ~~Removal Only~~A

~~S05~~ ~~Bronze Plaque~~A

~~S06~~ ~~FCO Address Numbers~~A
~~8.08A~~~~Square Feet~~A

APPLICABLE CODEA

BLADE SIGNS: As long as the blade sign has at least 15′ clearance, we are allowed 25 sq. feet.A

WALL SIGNS: Not to exceed an aggregate sign area equal to 12.5 percent of the square footage of the first 15 feet in height of the wall face upon which the sign is located.A

15′ x 73′ = 1,095 sq ftA
1,095 x 12.5% = **136.87**

Allowable Aggregate Square Footage: 136.87A

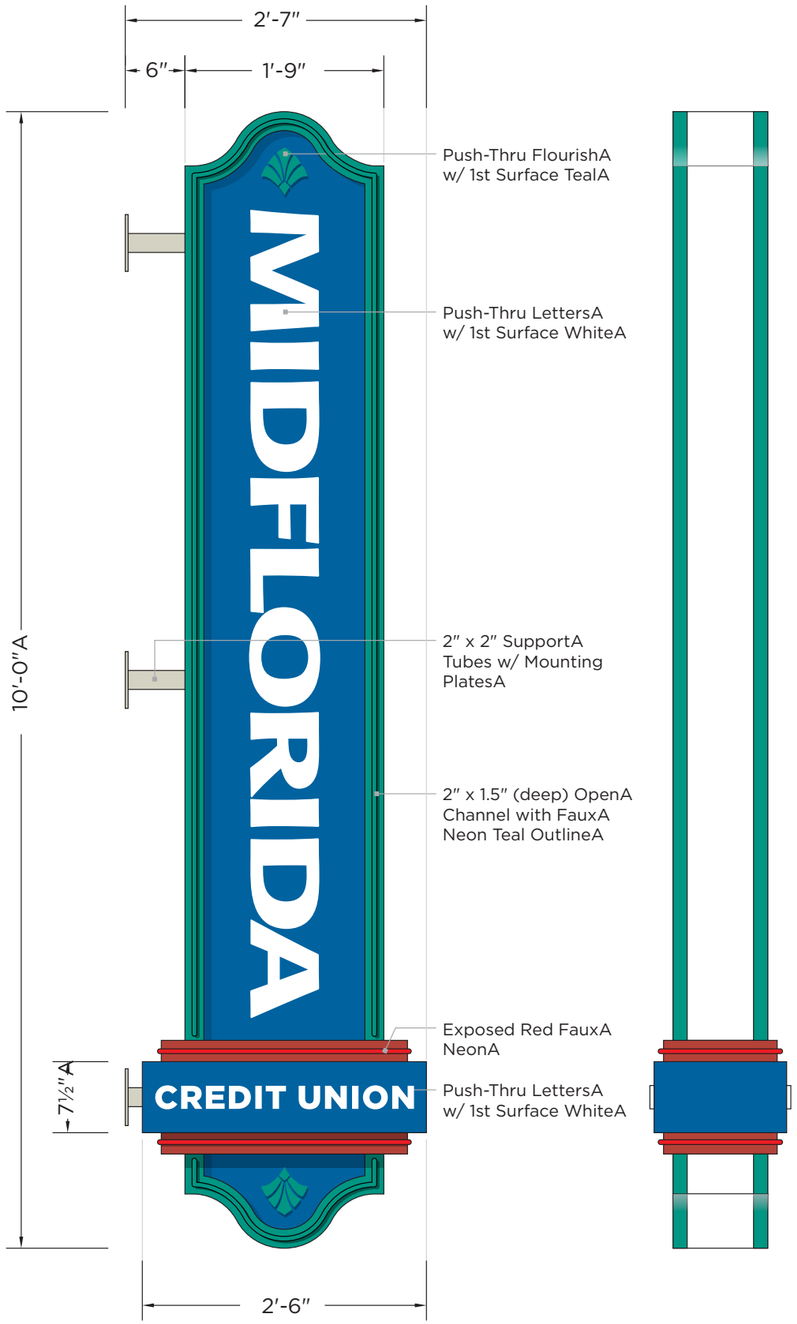
Proposed Aggregate Square Footage: 122.9A

SO #228754
Created: 09.02.2025
Revised: 10.16.2026

National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
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MF-BL-25: (1) D/F Internally Illuminated Blade Sign | Corner-Mount | Push-Thru Copy & GraphicsA



GENERAL DESCRIPTIONA

(1) D/F Internally illuminated blade sign constructed of aluminum (sides and routed faces) and finished with satin paint.A

All copy/graphic of 1" clear acrylic push-thru (.75" final projection) with 1st surface application of trans vinyls and 2nd surface application of diffuser film.A

Internal illumination by 8500K white LED modules. Sign installed onto (3) 3" square tube supports.A

SQUARE FOOTAGEA

11'-0" x 2'-3" = 24.75 Sq. Feet

APPLICABLE CODEA

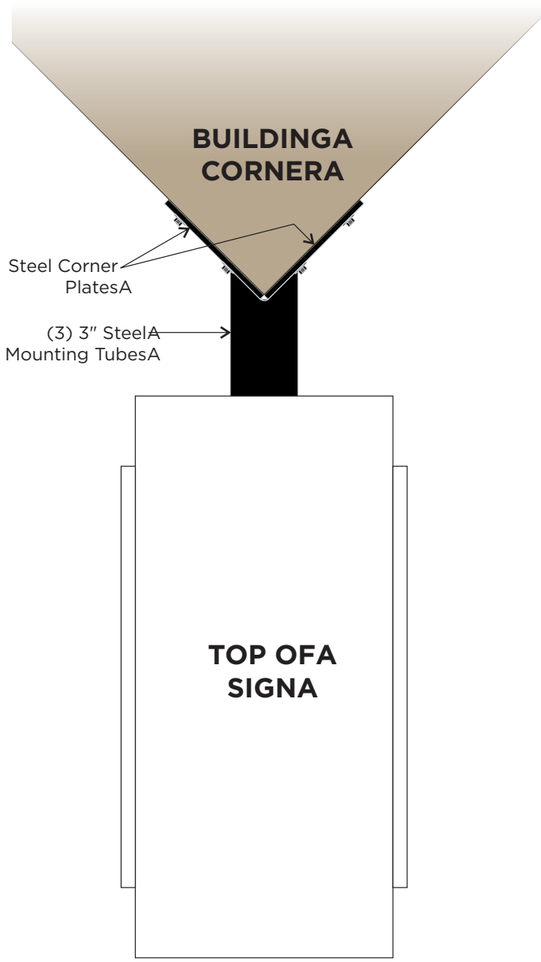
As long as the blade sign has at least 15' clearance, we are allowed 25 sq. feet.A

COLOR SCHEDULEA

- Paint: Satin WhiteA
- Paint: Match PMS 3285 Teal (satin)A
- Paint: Match PMS 2945 Blue (satin)A
- Paint: Match PMS 187 Burgundy (satin)A
- Paint: Metallic Silver (satin)A
- 3M 3630-20 Satin WhiteA



WEST ELEVATIONA



PLAN VIEWA

NOTE:A
See engineering on next pageA

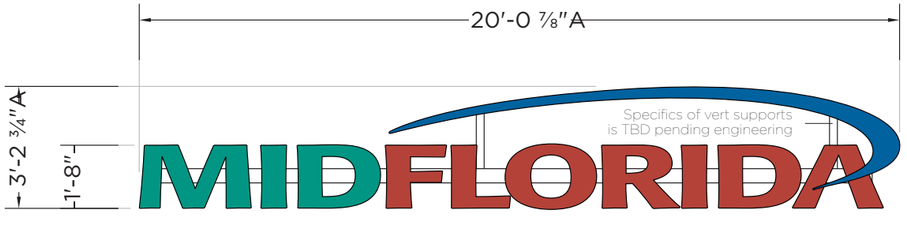
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Revisions:	
02.27.26 Updated E01 and E02 to new design	...
06.11.26 Changed S04 to new design to match S01 and S02	...
...	...
...	...
...	...

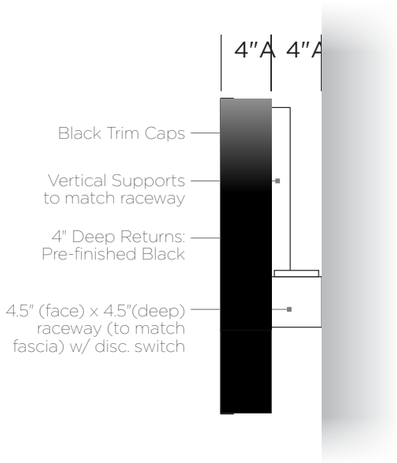
S01A

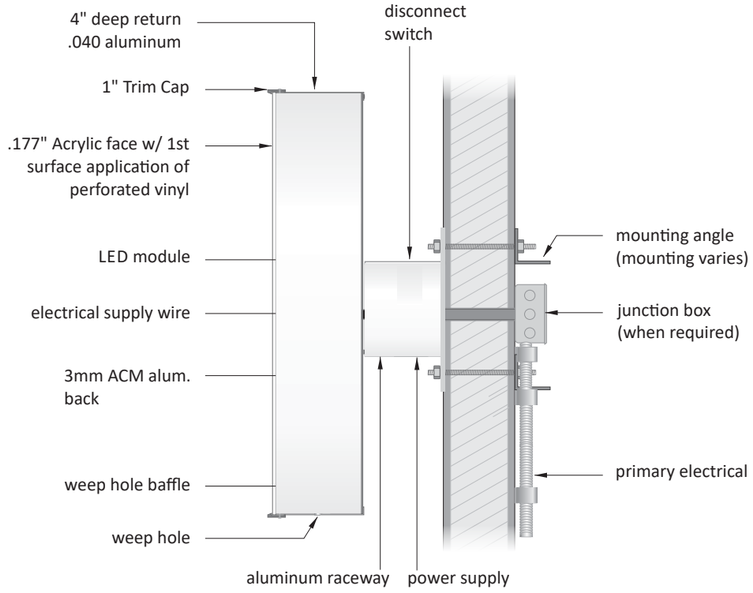
PM: SH		Address: 230 South Florida Ave.	
Drawn By: MB		City State: Lakeland, FL	
Date: 09.02.2025		Drawing Number: 228754-S01	Page: 2

MF-CL-RCW-20: Illuminated Channel Letters | Raceway MountA



Scale: 1/4" = 1'-0"A





SQUARE FOOTAGEA

3'-2 ¾" X 20'-0 ⅞" = **64.82** Sq. Feet

APPLICABLE CODEA

Not to exceed an aggregate sign area equal to 12.5 percent of the square footage of the first 15 feet in height of the wall face upon which the sign is located.A

GENERAL DESCRIPTIONA

All channels of aluminum (.040 returns, 3mm ACM backs, 4" deep) finished in duranodic bronze enamel - interior is white for max light reflection. All faces of 2406 white acrylic secured with 1" gold trim caps.

Internal illumination by white (6500K) LED modules. Wiring and power supplies located in extruded aluminum raceways. Blue "swoosh" element requires extra support tubes rising from the raceway (specific configuration TBD). All wiring UL approved.

Raceway finished to match fascia (satin finish) and installed flush onto exterior fascia with non-corrosive fasteners

COLOR SCHEDULEA

- Faces: 2406 White Acrylic
- Vinyl: 3M 3630-97 Bristol Blue
- Vinyl: 3M 3630-49 Burgundy
- Vinyl: 3M 3630-126 Dark Emerald Green
- Returns: Pre-finished Black (gloss)
- Trim Caps: 1" Black
- Raceway: To natch fasciaw (TBD)



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Revisions:	
02.27.26 Updated S01 and S02 to new design	...
06.11.26 Changed S04 to new design to match S01 and S02	...
10.16.26 Reduced size of S03	...
...	...
...	...

S03A

PM: SH | Address: 230 South Florida Ave.
Drawn By: MB | City State: Lakeland, FL
Date: 09.02.2025 | Drawing Number: 228754-S03 | Page: 4