City of Lakeland
HISTORIC PRESERVATION BOARD
City Hall, Building Inspection Conference Room
AGENDA
September 27, 2018
7:30 A.M.

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

II. Review and approval of the August 23, 2018 Historic Preservation Board meeting minutes.

III. Old Business:

A. Election of Officers. The following members were nominated by the Board August 23, 2018: HPB Chairperson – Mr. Tim Calhoon; HPB Vice Chairperson and DRC Chairperson – Mr. Kyle Clyne.

IV. New Business:

A. Florida’s Comprehensive Historic Preservation Plan Update

V. Adjourn for Design Review Committee.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Jenny Sykes. Due to the fact that providing a reasonable accommodation may require outside assistance, organizations, or resources, the City asks that any request be made with as much notice as possible, preferably 72 hours, but no later than 48 hours in advance of the proceeding, at (863) 834-8444, Email: jenny.sykes@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local – (863) 834-8333 or 1-800-955-8771 (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number 1-800-955-8770 (VOICE), for assistance.
I. Call to Order and Determination of a Quorum

Chairman George Ross called the August 23, 2018 meeting of the Historic Preservation Board ("Board") to order at 7:34 a.m. The roll call was performed. A quorum was reached, as eight Board members were present.

II. Review and Approval of the Previous Meeting Minutes

Ms. Lynn Dennis motioned to approve the July 26, 2018 meeting minutes. Ms. Linda Trumble seconded the motion. The motion passed unanimously.

III. Old Business: NONE

IV. New Business:

A. Nomination of Officers (HPB Chairperson and Vice-Chairperson, Vice-Chair serves as DRC Chairperson). Ms. Foster invited nominations from the floor for the officer positions. Ms. Lynn Dennis nominated Mr. Tim Calhoon for HPB Chairperson and Mr. Kyle Clyne for HPB Vice-Chairperson. The nominations will be voted upon in September, with new officers beginning their service in October.

V. Adjournment. The item under New Business was postponed until after the Design Review Committee and the meeting was adjourned at 7:35 a.m. The meeting was reconvened at 9:06 a.m. to handle New Business. There being no further business, the meeting adjourned at 9:16 a.m.
City of Lakeland  
DESIGN REVIEW COMMITTEE  
City Hall, First Floor, Building Inspection Conference Room  

AGENDA  

September 27, 2018, immediately following the Historic Preservation Board Meeting  

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

II. Review and approval of the August 23, 2018 Design Review Committee meeting minutes.  


IV. Consideration of Certificate of Review Applications:  


B. HPB18-177 – 1123 W. Greenwood Street – Ms. Joyce Garafalo requests approval to replace the existing vinyl siding on the house at this address with new vinyl siding.  

V. Other Business: None.  

VI. Adjournment.
I. Call to Order and Determination of a Quorum

The meeting was called to order by Chairman Kyle Clyne at 7:35 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Ms. Lynn Dennis motioned to approve the July 26, 2018 meeting minutes. Mr. George Ross seconded the motion. The motion passed unanimously.

III. Review of Certificates of Review administratively approved since July 26, 2018.

The list of Certificates of Review was inadvertently duplicated from the July 26, 2018 meeting (6/11/18 to 7/18/18). A new list covering the period 7/19/18 to 9/18/18 will be included with the September 27, 2018 HPB-DRC agenda packet.

IV. Consideration of Certificate of Review Applications:

A. HPB18-133 – 1040 Frank Lloyd Wright Way – Mr. Terry Dennis, Florida Southern College, and Mr. Tim Wagoner, The Lunz Group, request approval for the new construction of a two-story building at this address for the College of Education and Early Learning Lab.

Chairman Clyne introduced the request. Ms. Foster presented the staff report, stating that the subject property consists of three lots of record at the northwest corner of Frank Lloyd Wright Way and Jefferson Avenue, with a total area of 0.51 acres. This property is currently a vacant lot within the Biltmore-Cumberland Historic District. Roberts Academy is located across Jefferson Avenue to the east of the subject property, and a surface parking lot owned by FSC lies to its west. Mostly
Contributing residential properties within the Biltmore-Cumberland Historic District exist to the north of the property. Directly south of the property is FSC’s main campus.

In August 2007, approval was granted by the DRC to demolish the existing residential buildings on the subject property, and conceptual approval for a two-story Early Learning Lab building was also granted. In the past year, the use of this building has changed slightly with FSC now planning to move its College of Education from Edge Hall, along with the Early Learning Lab, into the proposed new building. This change will allow FSC to locate College of Education students and faculty along with the children served by the Early Learning Lab in one location, and will consolidate the younger population of students (Early Learning Lab and Roberts Academy) on the northeastern corner of campus.

Ms. Foster stated that the request proposes to construct a two-story building with a maximum height of 34 feet and a total floor area of 17,839 square feet. The layout of the building features a U-shaped plan, with the western wing serving College of Education functions and the eastern wing serving Early Learning Lab functions. Separating these wings is an outdoor courtyard. Administrative offices and a lobby area comprise the front or southern facing portion of the building. The building’s design employs a modern aesthetic that identifies it with FSC, but also references the building form and materials found on the Roberts Academy. Included in the design are multicolored sunshades over a portion of the building’s windows that allude to the building’s purpose for childhood education, as well as prominent red canopies and other building elements that reference the signature color of FSC. Materials for the new building include a concrete foundation; exterior cladding consisting of tan brick and insulated metal panels in a matte finish; anodized aluminum storefront windows and doors in both dark bronze and red framing and low-e glazing; Flat or low-pitched parapet roof with copper fascia to match the Roberts Academy buildings; Multi-colored painted aluminum sunshades and painted aluminum entrance canopies.

The proposed site plan indicates setbacks of 25 feet from the property line adjacent to Frank Lloyd Wright Way, 20 feet from the property line adjacent to Jefferson Avenue, 30 feet from the north property line (rear of property), and 0 feet from the west property line (adjacent to the FSC-owned parking lot). Located in the Florida Southern College SPI District, the subject property is currently designated as part of Sub-District C: Residential Scale Buffer. However, an amendment to the SPI District that will change the Sub-District of this property to Sub-District E: Roberts Academy, and allow the uses of the Early Learning Lab and College of Education, was approved by the Planning & Zoning Board at their August 21st meeting.

Staff found that the requested new building presents a compatible scale and massing for its site, in context with the existing FSC-owned properties surrounding it on three sides. The orientation and height of the building is consistent with the Design Guidelines. The building’s aesthetic, with a mixture of tan brick, metal panels, copper fascia, and multi-colored sun shades, presents a design that is sympathetic to the Roberts Academy, as well as more recent modern buildings on FSC’s campus. However, staff is concerned that the metal panel system proposed may present an industrial appearance, as this material is not seen on buildings within the residential Historic Districts. In place of the metal panel system, staff suggests using a building material compatible in the residential Historic Districts; for example, smooth or fine texture stucco. While the rear of the building faces the backs of historic residences along Lexington Street to the property’s north, this façade is subdued, with minimal openings for noise reduction and less visibility. Additionally, the required 25-feet building setback combined with the SPI buffer requirements should further reduce noise and visual concerns from the neighborhood. Additionally, as the Biltmore-Cumberland Historic District
terminates at Frank Lloyd Wright Way, the District’s character will not be adversely affected, and spatial relationships that define the District will not be impacted. Finally, the site plan was found to be consistent with the development requirements of the Florida Southern College SPI District, Sub-District E. Staff recommended approval of the request with the following condition, to be reviewed and approved by the staff prior to permitting: 1) Replacement of the metal panel system with a building cladding that is compatible with the Design Guidelines, for example, smooth or fine texture stucco.

Mr. Terry Dennis and Mr. Tim Wagoner were present in support of the request. Mr. Wagoner explained the composition and appearance of the metal panel, and presented a sample of the cladding material to the Committee. There was brief discussion among the Committee and applicants about this material and the stucco finish that staff recommended, and the appearance of each.

MOTION: Approval of the request as submitted (T. Calhoon/ J. Wendel, 5-0. L. Dennis recused herself due to conflict of interest).

B. HPB18-152 – 115 W. Park Street – Ms. Joni Costa requests approval for the demolition of the house at this address and relocation of a historic house from the Beacon Hill Historic District to the subject property.

Chairman Clyne introduced the request. Ms. Foster presented the staff report, stating that the subject property is an interior urban lot consisting of 0.15 acres and measures 50’ wide by 130’ deep. A one-story Frame Vernacular house constructed circa 1917 is located on the subject property and is considered to be a contributing building in the Dixieland Historic District. This house features a hipped roof with a side-gabled ell, shed roof front porch with simple posts, exposed rafter tails, double-hung windows in a 1-over-1 lite configuration, half-lite front door, and aluminum siding. This house has been altered many times over its history, including the replacement siding and front porch enclosure. This house is very simple in style and features little architectural ornamentation. The house is currently unoccupied, but was rented previously.

Ms. Costa purchased the home in 2005 and has stated that it was in poor condition then. She was able to make cosmetic improvements and perform routine maintenance over the years, but major structural issues were uncovered recently that prevented undertaking a thorough rehabilitation. Based on a structural report by licensed architect Lawrence Scarpa, the house is structurally compromised due to water intrusion, termite damage, as well as failing windows, roof structure, floor joists, and a subsiding foundation. Mr. Scarpa estimated the cost to repair this house at $150,000, which both he and the applicant feel is unreasonable.

If demolition of the subject house is approved, Ms. Costa plans to relocate the building at 1823 South Florida Avenue, known as the Dr. John G. Lester house, to the subject property. A contract to purchase 25 feet of the vacant lot to the west of the subject property at 121 W. Park Street has been obtained by the applicant; this will increase the subject property to 75’ wide by 130’ deep (0.22 acres), which will accommodate setbacks required for the relocated building. The Lester house is a two-story bungalow built circa 1925 that is a contributing building within the Beacon Hill Historic District. This building features a gable-on-hip roof with exposed rafter tails, stucco cladding, original Prairie style double-hung sash windows, and an integrated front porch with hipped roof canopy that has been enclosed. The South Florida Church of Christ has inquired with staff about demolishing this building in order to build a new fellowship hall; however, a formal Certificate of Review application has not yet
been submitted for this request. The Church is agreeable to Ms. Costa taking ownership of and moving this building to the subject property, but relocation plans have not been finalized to staff’s knowledge. Staff found the subject house to be a very simple frame vernacular structure lacking any significant architectural detail. Additionally, this house has no known associations with persons or events important to Lakeland’s history. While its age and style qualified it as a contributing structure within the Dixieland Historic District, this house would not be eligible for an individual listing on the National Register of Historic Places based on its architectural merits alone. Frame vernacular houses are common within the District, and the architecture of this house lacks ornamentation and is simple in design. Furthermore, staff stated that this house is immediately adjacent to the Dixieland CRA Commercial Corridor, a designated redevelopment area, in which the ability to demolish a building is permitted more flexibility, given the replacement structure is compatible and adds value to the District. Furthermore, the Applicant’s and Architect’s statements concerning the subject building suggest a structurally deteriorated building that has been compromised by deferred maintenance and general neglect over numerous years, which would preclude a reasonable effort to rehabilitate this building. The proposed relocation of the historic Lester house, currently threatened with demolition, to the subject property is consistent with the historic residential development pattern of properties surrounding the subject property. The Applicant’s plans for relocation of the Lester house, including feasibility of moving the structure to the subject property and a site plan showing required setback dimensions for the subject property, will need to be submitted for Design Review Committee final review and approval.

Despite the contributing status of this house, staff recommended approval of the requested demolition due to the severe structural damage, economic infeasibility of repairs, as well as the architectural considerations included in the staff analysis. Staff also recommends conceptual approval for the relocation of the Lester house from 1823 S. Florida Avenue to 115 W. Park Street. These recommendations are contingent on the following conditions: 1) a finalized plan for relocation of the Lester house, including the feasibility of moving the structure to the subject property and a site plan showing required setback dimensions for the subject property, must be submitted for the DRC’s final review and approval prior to demolition; and 2) salvageable building materials should be reclaimed from the house for reuse in the Historic Districts.

Ms. Joni Costa was present in support of the request and had nothing further to add to the presentation of the request. Mr. Tim Calhoon asked Ms. Costa how far along in the process she was, and Ms. Costa replied that she has had several contractors out to look at the Lester House, but only one quote to move it that was rather high, and was waiting on other quotes. Mr. Calhoon asked that if moving the structure was not feasible, what was the plan for the subject property, to which Ms. Costa replied to build new construction. Ms. Costa and the Committee members discussed details related to moving the Lester House. Ms. Costa mentioned that the Church is working with her to assist in any way. Mr. Calhoon confirmed that staff’s recommendation would not allow demolition of the subject house until a final decision regarding either moving the Lester House or plans for new construction had been made by the Committee. Ms. Lynn Dennis stated that she did not agree with delaying demolition of the subject house, due to its poor condition and lack of architectural significance. Mr. Matt Lyons commented that if the house is demolished, the property could be used for off-street parking with a conditional use permit, a potential unintended consequence of clearing the property without putting a condition on this request to rebuild or relocate the house. Ms. Linda Trumble spoke in favor of allowing demolition only when plans for new construction or relocating the house are given final approval. The Committee discussed advantages and disadvantages of allowing the demolition of the subject house outright, prior to a final decision concerning relocation or new
construction. Ms. Costa mentioned that she was under contract for the purchase of the additional land to enlarge her lot, indicating her intentions to either relocate the Lester House or build a new house; Mr. Kyle Clyne stated that this showed good faith for the request.

**MOTION: Approval of the request to demolish the house on the subject property (L. Dennis/ T. Calhoon, 5-1, with L. Trumble opposing). The Design Review Committee granted conceptual approval of the requested relocation pending finalized plans to move the building are submitted and reviewed by the Committee (T. Calhoon/J. Wendel, 6-0).**

C. **HPB18-154 – 205 W. Belmar Street** – Mr. Dale Fisher requests approval for an addition to the house at this address.

Chairman Clyne introduced the request. Ms. Foster presented the staff report, stating that the subject property is an interior urban parcel consisting of three lots of record, which is 150 feet wide by 145 feet deep (0.50 acres). The subject property contains a circa 1921 Colonial Revival Foursquare house which is a contributing building in the Dixieland Historic District. This house is a two-story structure with a hipped roof pierced by a hip dormer and features a brick chimney, exposed rafter tails, an entrance porch that wraps around the east side, drop siding, and double-hung sash windows in a one-over-one lite configuration. The home’s Colonial Revival style is expressed through its balanced composition, paired windows, and simple entry porch with slender columns. Alterations to the house include a one-story addition at the rear of the house, an enclosure of the eastern side of the front porch, and replacement front porch columns. A historic photograph of the house was shown.

Ms. Foster stated that the request proposes to remove the existing rear addition and east side porch enclosure and to build an addition of approximately 1,320 square feet on the east and rear (north) elevations of the house. While most of this addition consists of additional living space on the ground floor, a portion of this addition will be on the second floor, increasing the size of the bedrooms and adding an additional bathroom. Additionally, a garage/workshop consisting of 1,656 square feet garage is proposed to be attached to the house by a covered breezeway at the northwest corner of the house. The garage will be accessed from the alley, with a 1-car garage door on the north (rear) elevation, and two single garage doors on the west side elevations. The addition and garage will consist of typical wood framing and will be recessed from the front façade of the house. While the addition will have a raised foundation matching the house, the garage will be built at-grade. Both the addition and garage will feature a hipped roof similar in form to the original roof of the house.

Materials proposed for the addition and garage include: poured concrete footers for the foundation; hardwood siding matching the drop-lap style and dimensions of the original siding; hardwood trim and corner boards; double-hung sash wood windows in a 2-over-1 lite configuration with exterior-mounted muntins, as well as fixed 1-lite windows; wood doors in a three-quarter lite configuration with lower raised panels and exterior-mounted muntins; architectural asphalt shingle roof with exposed wood rafter tails. The material for the garage doors is unspecified, but a 20-panel design is proposed for the single-width garage doors. The house will be repainted with Sherwin Williams Roycroft Pewter for the body and the trim will be Sherwin Williams Origami White.

Ms. Foster stated that the applicant also proposes changes to the original house that support the design of the addition. In order to create a symmetrical front façade, the front door opening is proposed to be enlarged to create a double door with sidelights. The window that currently exists to the left of the front door will be reused on the east elevation at the front of the house. Additionally,
all of the existing historic windows will be restored, but a vertical muntin is proposed to be installed in the upper sash to create a two-over-one lite configuration and match the new windows in the addition. The front porch columns will be restored to their original appearance as documented by a historic photograph of the house: a pair of square wooden columns atop a base covered in lap siding. Finally, the original roof will be re-roofed with architectural asphalt shingles and the entire house will be repainted.

Setbacks proposed for the requested addition and garage meet the requirements of the Urban Neighborhood development standards and consist of an east side setback of 43 feet; a west side setback of 12 feet; and a rear setback of 33 feet.

Staff found that the request meets the Standards as the addition and garage will not destroy historic materials or features. Additionally, new but similar materials will be used, which will provide some differentiation between the original house and additions. While recessed from the front facade, staff is concerned that the second story portions of the addition will adversely affect the original massing of the house, as these portions detract from the historical Foursquare appearance. In order to both enlarge the second story and respect the historical massing, it is recommended that the bathroom addition (currently behind and to the west side of the house) be moved to the rear elevation and its roof lowered below or to match the existing roof of the house, so that this addition is hidden from the front façade view. Staff also suggests that the east side second-story addition be shortened, so as to not cantilever over the ground floor and align the support column with the front porch column. Additionally, the front facing set of windows on this addition should align with the ground floor windows below it. Staff found that the materials and paint colors proposed for the addition and garage are consistent with the Design Guidelines. While the change in window configuration from a one-over-one to a two-over-one is not typical, this window configuration is compatible with the architectural style of the house. Likewise, the expanded front door opening and door style with sidelights is compatible with the simplified Colonial Revival style of this house. Except for staff comments concerning the second floor portions of the addition, the addition and garage reflects a compatible design with straight eaves and exposed rafter tails, corner boards, and roof pitch, and is appropriately recessed from the front façade of the house. Finally, setbacks for the addition and garage meet the Urban Neighborhood standards within the Land Development Code.

As the request was generally consistent with the Standards and Design Guidelines, staff recommended approval of the request with the following conditions, to be reviewed and approved by staff prior to permitting: 1) Redesign the second story additions: a) move west side addition to rear elevation and out of view from front façade; roof should match or be lower than original roof; b) shorten east side addition so that the support column aligns with front porch column and windows align with ground floor windows.

Mr. Dale Fisher was present in support of the request, and spoke to staff’s recommendation. Mr. Fisher explained the reasoning in the design of the additions, and his desire to maintain and respect the appearance of the original Foursquare appearance. Mr. Fisher stated that that staff’s recommendations could be accommodated, but would remove square footage and reduce ceiling height on the ground floor. The Committee discussed the request at length, weighing options for a redesign of the home additions while balancing the needs of the applicant. Mr. Dan Fowler mentioned shifting the second floor bedroom wall to the west would align the window with the ground floor window, but would also present a problem with drainage and flashing in the porch roof. Mr. Fowler
supported Mr. Fisher’s request without changes. Ms. Ursula Radabaugh suggested that the upper square windows on the addition be trimmed out as a group, instead of individually.

**MOTION: Approval of the request as submitted by the applicant (T. Calhoon/ L. Dennis, 6-0).**

Mr. Tim Calhoon needed to leave the meeting early, and was excused. A quorum of Committee members was maintained.

**D. HPB18-159 – 1049 E. Walnut Street** – On behalf of the property owner, Ms. Renee Majors, Ms. Kim Tyer of Tyer’s Roofing & Son, Inc. requests approval for ribbed panel metal roofing on the house at this address.

Chairman Clyne introduced the request. Ms. Foster presented the staff report, stating that the subject property is an interior, urban corridor lot consisting of 0.18 acres, and contains a circa 1949 masonry vernacular duplex residence, which is considered noncontributing to the Biltmore-Cumberland Historic District. This building currently has asphalt shingle roofing on its side-gabled roof with slightly-projecting front and rear gables. As the existing shingle roofing has reached the end of its lifespan, the request proposes to install 26-gauge galvanized aluminum ribbed roofing panels over the existing shingles. Because this request is not consistent with the Board’s Metal Roofing Policy, staff was unable to approve it and the applicant has asked for consideration of the request directly by the Committee.

While the subject house is not a contributing building within the Biltmore-Cumberland Historic District, it is of the same era of many of the District’s houses and within the District’s period of significance (1922-1953). As a post-World War 2 Ranch duplex, the house has a low pitched gable roof (probably 3/12 or 4/12), which has continued to be covered in shingle roofing true to that era. Staff finds installation of metal roofing on this type of house to be inconsistent with both the Design Guidelines and Metal Roofing Policy, as metal roofing was not traditionally used on Ranch style homes and is uncommon in this District. Staff found that the ribbed panel metal roof type is not compatible with the historic character of contributing buildings in the Biltmore-Cumberland Historic District, as it presents an industrial or agricultural building aesthetic. The use of this material will adversely affect the historic character of nearby contributing houses, as well as the District. Therefore, staff is unable to support this request. Staff would support re-roofing the building with shingles, and can administratively approve such a request.

Mr. Charles Tyer, Jr. was present in support of the request, and stated that he prefers to use the Galvalume ribbed panel because it is a strong metal panel that stands up to wind load. Mr. Tyer mentioned that ribbed panel roofing has been used on historic buildings in other cities. Mr. Calhoon asked Ms. Foster if there were any other metal roofs on homes in the area adjacent to the subject house, and she replied that she was not aware of any. There was discussion among the Committee about the noncontributing status of the subject house and its alterations. Ms. Trumble commented that whether the house is contributing or not is not the issue, as changing the roof material affects the aesthetics of the Historic District and neighborhood. There was also discussion of setting a negative precedent if the request was granted.

**MOTION: Denial of the request as submitted by the applicant (G. Ross/L. Trumble, 5-0).**

**E. HPB18-160 – 1807 S. Florida Avenue** – On behalf of the property owner, South Florida Church of Christ, Ms. Kim Tyer of Tyer’s Roofing & Son, Inc. requests approval for ribbed panel metal roofing
Chairman Clyne introduced the request. Ms. Foster presented the staff report, stating that the subject property is an interior, urban corridor lot consisting of 1.32 acres and contains a circa 1975 masonry church building, which is considered noncontributing to the Beacon Hill Historic District. This one-story building currently has asphalt shingle roofing on its front-gabled roof. Two building additions are connected to the rear of the building. The church building is a late midcentury modern structure featuring a gabled roof, broad eaves, brick bell tower with perforated blocks, 3-panel doors, and frosted windows with angular muntins.

Ms. Foster stated that while the subject building is not a contributing building within the Beacon Hill Historic District, its styling as a late midcentury modern structure does not support the use of a metal roof in the highly visible South Florida Avenue corridor. Despite the commercial nature of this corridor, in the Beacon Hill Historic District area, it is lined with building types that feature traditional shingle roofs. Staff finds installation of metal roofing on this building to be inconsistent with both the Design Guidelines and Metal Roofing Policy, as metal roofing was not traditionally used on midcentury modern buildings and is uncommon in this District. Additionally, staff finds that the ribbed panel metal roof type is not compatible with the historic character of contributing buildings in the Beacon Hill Historic District, as it presents an industrial or agricultural building aesthetic. The use of this material will adversely affect the historic character of nearby contributing buildings, as well as the District. Therefore, staff is unable to support this request. Staff would support re-roofing the building with shingles, and can administratively approve such a request. Staff recommended denial of the request as submitted.

Mr. Charles Tyer and Mr. John McShane were present in support of the request. Mr. Tyer stated that there is no attic in the building and that the ceiling is the underside of the roof deck, and that the requested metal roofing would help to insulate the building and lower air conditioning costs. Mr. Fowler mentioned that there are products available to add insulation to the roof and still maintain the appearance. The Committee discussed the midcentury modern character of the building incompatibility of a metal roof on this building as well as incompatibility with surrounding buildings in the Historic District.

MOTION: Denial of the request as submitted by the applicant (L. Dennis/G. Ross, 5-0).

V. Other Business: None.

VI. Adjournment

There being no further business, the meeting adjourned at 9:06 a.m.
Certificates of Review Administratively Approved
Between 7/18/2018 and 9/17/2018

1. 117 W BELVEDERE ST (Contributing Building) - Replace existing 9-lite front door with a similar 9-lite door (Simpson Door #981) and replace existing jalousie window back door with a half-lite door (Simpson Door #118). Both doors to match existing door openings.
   Subject to the following conditions: (HPB15-142)

2. 100 LAKE MORTON DR (Contributing Building) - Renovation to the noncontributing Library building consisting of the installation of Corten steel panels over portions of the front (east) elevation wall, construction of a new concrete outdoor seating area/deck with painted steel railing on the front elevation, and construction of a new concrete ramp with aluminum railing on north side elevation.
   Subject to the following conditions: (HPB17-110)

3. 210 E MAIN ST (Non-Contributing Building) - Request to remove the Confederate monument in Munn Park. Monument is proposed to be relocated to City-owned property.
   Subject to the following conditions: (HPB18-122)

4. 1830 CHEROKEE TR (Contributing Building) - Replacement of existing 6 ft. tall wood privacy fence surrounding back yard with a new 6 ft. tall vinyl fence with a "natural cedar" finish.
   Subject to the following conditions: (HPB18-139)

5. 819 E LEMON ST (Non-Contributing Building) - Installation of 180 linear feet of 6 ft. tall wood privacy fence along west side of property. 6 ft. tall fence must end at least 5 ft. from front property line (5 ft. setback for 6 ft. tall fences required).
   Subject to the following conditions: (HPB18-142)

6. 1000 PENNSYLVANIA AV (Contributing Building) - Installation of a new 4 ft. tall wood picket fence, painted white, to replace existing on subject property.
   Subject to the following conditions: (HPB18-143)

7. 527 W HANCOCK ST (Non-Contributing Building) - Installation of a 6' wood privacy fence at side and rear yards of subject property with a 3 ft. setback from alley.
   Subject to the following conditions: (HPB18-144)

8. 65 LAKE MORTON DR (Contributing Building) - Removal of existing accessory building (shed) at rear of property. Replacement of rotten cedar siding on principal house with new cedar siding as needed; removal of paint and repainting with Sherwin Williams SW7066 "gray matters".
   Subject to the following conditions: (HPB18-145)

9. 123 HUNTER ST (Contributing Building) - Replacement of existing double-hung windows with Simonton vinyl single-hung windows with a 1/1 lite configuration (no grids) (FL#5414).

   Installation of new Hardie board lap siding on subject house (the majority of Design Review Committee members granted approval for administrative review of the request to install new siding on 7/13/18).
   Subject to the following conditions: 1. ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.
   2. FOR WINDOWS WITH SIMULATED DIVIDED LITES, MUNTINS (GRIDS/GRILLES) SHALL BE DIMENSIONAL AND MOUNTED TO THE EXTERIOR OF THE GLAZING (GLASS) WITH A MINIMUM SURFACE RELIEF OF A ¼ INCH. MUNTINS “SANDWICHED” BETWEEN DOUBLE-PANED GLAZING SHALL NOT BE
Certificates of Review Administratively Approved
Between 7/18/2018 and 9/17/2018

PERMITTED, EXCEPT WHEN INSTALLED BENEATH EXTERIOR-MOUNTED MUNTINS.
3. ALL PAIRED OR GROUPED WINDOWS SHALL BE INSTALLED WITH A DIVIDING MULLION BETWEEN ADJOINING WINDOWS.

IT IS THE RESPONSIBILITY OF THE APPLICANT TO ENSURE THAT THE WINDOWS INSTALLED ARE CONSISTENT WITH THE DESIGN AND METHOD OF INSTALLATION STATED ON THE CERTIFICATE OF REVIEW. FAILURE TO COMPLY WITH THESE CONDITIONS WILL RESULT IN DISAPPROVAL OF THE BUILDING PERMIT FINAL INSPECTION AND WILL REQUIRE COMPLIANT WINDOWS TO BE INSTALLED REGARDLESS OF FINANCIAL IMPACT TO THE APPLICANT. ACCEPTANCE OF A BUILDING PERMIT FOR REPLACEMENT WINDOWS CONSTITUTES APPLICANT’S ACKNOWLEDGEMENT OF THESE CONDITIONS.

WINDOW PRODUCTS STATED ON THE APPROVED BUILDING PERMIT SHALL NOT BE SUBSTITUTED OR REPLACED WITH A PRODUCT FROM A DIFFERENT MANUFACTURER, OR A DIFFERENT MODEL NUMBER FROM THE SAME MANUFACTURER, WITHOUT STAFF APPROVAL.

NEW HARDIE SIDING MUST HAVE A MAXIMUM REVEAL OF 4 INCHES. NEW SIDING SHALL FEATURE CORNER BOARDS AND WINDOW AND DOOR TRIM OF AT LEAST 3 INCHES WIDE, A FRIEZE BOARD ON FRONT PORCH OF AT LEAST 8 INCHES WIDE. TRIANGULAR GABLE VENTS SIMILAR TO THE ORIGINALS MUST BE USED. (HPB18-146)

10. 1113 SUCCESS AV (Non-Contributing Building) - Repairs to subject house due to hurricane damage to include:
1. Replacement of stucco on right elevation impact zone; must match original stucco in texture and finish.
2. Remove and replace rear siding; replacement siding must match original siding in material and dimension.
3. Replace front porch ceiling; replacement material must match original ceiling material; eg. beadboard.
4. Reroof with Owens Corning asphalt roof shingles (FL#10674.1).
   Subject to the following conditions: (HPB18-147)

11. 421 CRESAP ST (Non-Contributing Building) - Replacement of 15 existing aluminum windows with AMI 3001 series vinyl double-hung windows, matching size of opening (FL#11720.9).
   Subject to the following conditions: 1. ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.
2. FOR WINDOWS WITH SIMULATED DIVIDED LITES, MUNTINS (GRIDS/GRIILLES) SHALL BE DIMENSIONAL AND MOUNTED TO THE EXTERIOR OF THE GLAZING (GLASS) WITH A MINIMUM SURFACE RELIEF OF A ¼ INCH. MUNTINS “SANDWICHED” BETWEEN DOUBLE-PANED GLAZING SHALL NOT BE PERMITTED, EXCEPT WHEN INSTALLED BENEATH EXTERIOR-MOUNTED MUNTINS.
3. ALL PAIRED OR GROUPED WINDOWS SHALL BE INSTALLED WITH A DIVIDING MULLION BETWEEN ADJOINING WINDOWS.

IT IS THE RESPONSIBILITY OF THE APPLICANT TO ENSURE THAT THE WINDOWS INSTALLED ARE CONSISTENT WITH THE DESIGN AND METHOD OF INSTALLATION STATED ON THE CERTIFICATE OF REVIEW. FAILURE TO COMPLY WITH THESE CONDITIONS WILL RESULT IN DISAPPROVAL OF THE BUILDING PERMIT FINAL INSPECTION AND WILL REQUIRE COMPLIANT WINDOWS TO BE INSTALLED REGARDLESS OF FINANCIAL IMPACT TO THE APPLICANT. ACCEPTANCE OF A BUILDING PERMIT FOR REPLACEMENT WINDOWS CONSTITUTES APPLICANT’S ACKNOWLEDGEMENT OF THESE CONDITIONS.

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Certificates of Review Administratively Approved
Between 7/18/2018 and 9/17/2018

FROM THE SAME MANUFACTURER, WITHOUT STAFF APPROVAL. (HPB18-148)

12. 411 WAVERLY PL (Non-Contributing Building) - Construction of a 17' 4" X 25' 4" (439 SF) "workshop" accessory building at the northeast corner of the rear yard of the subject property. The accessory building will feature a gable roof covered in asphalt shingles and painted, struck-block walls to match the principal house on property. The gables will feature shingle siding, also to match house. The building will also feature three full-lite doors and four windows.
Subject to the following conditions:  (HPB18-149)

13. 915 E PALMETTO ST (Contributing Building) - The exterior of this building is damaged and in need of structural repair. In order to repair damaged structural members, the existing stucco cladding will be removed, damaged lumber will be replaced with pressure-treated lumber, then 1/2" pressure treated plywood will be installed over the framing. Building wrap and paper-backed lath will be applied over the plywood, and the building will be stuccoed to match the texture and finish of the original stucco. The existing wood casement windows and entry doors will be repaired in-kind.
Subject to the following conditions: This Certificate of Review is for repairs as outlined above only. Any deviation from this approval will require additional supporting information and review/approval.

If original windows are not able to be repaired, then specifications for replacement windows will be required and additional review and approval is necessary. (HPB18-150)

14. 841 PENNSYLVANIA AV (Contributing Building) - Replace 3 sets of casement windows in the rear upper story portion of this home with Jeld-Wen Premium Atlantic vinyl horizontal slider windows matching the profile and original window opening size (FL#14090.1).
Replace 3 sets of casement windows in the front upper story portion of this home with Pella 250 series vinyl casement windows matching the profile and original window opening size (FL#26533.3).
Subject to the following conditions: 1. ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.
2. FOR WINDOWS WITH SIMULATED DIVIDED LITES, MUNTINS (GRIDS/GRILLES) SHALL BE DIMENSIONAL AND MOUNTED TO THE EXTERIOR OF THE GLAZING (GLASS) WITH A MINIMUM SURFACE RELIEF OF A ¼ INCH. MUNTINS “SANDWICHED” BETWEEN DOUBLE-PANED GLAZING SHALL NOT BE PERMITTED, EXCEPT WHEN INSTALLED BENEATH EXTERIOR-MOUNTED MUNTINS.
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15. 115 W PARK ST (Contributing Building) - Request: Demolition of existing house on property and relocation of the Lester House (1823 S. Florida Avenue) to the subject property.

On 8/23/18, the Design Review Committee granted approval of the request to demolish the house on
the subject property (L. Dennis/ T. Calhoon, 5-1, with L. Trumble opposing). The Design Review Committee granted conceptual approval of the requested relocation pending finalized plans to move the building (T. Calhoon/J. Wendel, 6-0).

Subject to the following conditions: (HPB18-152)

16. 1029 SUCCESS AV (Contributing Building) - Replacement of existing wood deck/second story landing on the front of the existing 2-story accessory building at the rear of the subject property with a new wood deck. New construction of a new white aluminum gabled roof structure over the deck connecting to the existing gable roof of the garage apartment with vinyl balustrade.

Subject to the following conditions: (HPB18-153)

17. 329 E MAIN ST (Contributing Building) - Replacement of existing canopy structures at rear of subject property.

Subject to the following conditions: (HPB18-155)

18. 314 W PARK ST (Non-Contributing Building) - Replacement of 16 existing wood windows with Ply Gem 4712/4812 series vinyl single-hung windows (FL#14039.1), matching size, and two existing solid doors with Masonite solid doors (FL#22513).

Subject to the following conditions: 1. ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.
2. FOR WINDOWS WITH SIMULATED DIVIDED LITES, MUNTINS (GRIDS/GRILLES) SHALL BE DIMENSIONAL AND MOUNTED TO THE EXTERIOR OF THE GLAZING (GLASS) WITH A MINIMUM SURFACE RELIEF OF A ¼ INCH. MUNTINS “SANDWICHED” BETWEEN DOUBLE-PANED GLAZING SHALL NOT BE PERMITTED, EXCEPT WHEN INSTALLED BENEATH EXTERIOR-MOUNTED MUNTINS.
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19. 310 W PARK ST (Non-Contributing Building) - Replacement of 16 existing wood windows with Ply Gem 4712/4812 series vinyl single-hung windows (FL#14039.1), matching size.

Subject to the following conditions: 1. ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.
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20.  531 W PATTERSON ST (Contributing Building) - Replacement of seven 8 ft. long, 6 ft. tall wood fence panels and two 4 ft. long 6 ft. tall wood gates previously existing prior to Hurricane Irma and damaged by this storm.
Subject to the following conditions:  (HPB18-158)

21.  827 SIKES BL (Contributing Building) - Replacement of three non-original windows on the enclosed front porch of the subject house with JELD-WEN vinyl horizontal slider windows, matching size (FL#16636.1) and two non-original entry doors with Masonite solid doors (FL#22633).
Subject to the following conditions: 1. ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.
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22.  705 E PARK ST (Contributing Building) - Installation of 6' tall wood fence panels along a section of the east side yard of subject property.
Subject to the following conditions:  (HPB18-162)

23.  310 W PARK ST (Non-Contributing Building) - Installation of 6 ft. tall black chain-link fence along rear property line and setback at least 3 ft. from alley.
Subject to the following conditions:  (HPB18-163)

24.  1127 OAKHILL ST (Contributing Building) - Replacement of an existing 6 ft. tall wood privacy fence surrounding rear yard of subject property with a new 6 ft. tall wood privacy fence.
Certificates of Review Administratively Approved  
Between 7/18/2018 and 9/17/2018

Subject to the following conditions:  (HPB18-164)

25.  1131 OAKHILL ST (Non-Contributing Building) - Replacement of a 8 ft. long, 6 ft. tall section of wood privacy fence on subject property with a new 8 ft. long, 6 ft. tall section of wood privacy fence.
Subject to the following conditions:  (HPB18-165)

26.  802 PARK HILL AV (Non-Contributing Building) - Installation of 52 linear feet of 6 ft. tall wood privacy fence in side yard of subject property adjacent to Cumberland Street. A setback of at least 5 feet must be maintained between the Cumberland Street property line and the fence.
Subject to the following conditions:  (HPB18-166)

27.  606 W PATTERSON ST (Contributing Building) - Demolition of the southwest portion (storage area) of existing accessory building on the subject property. Accessory building to remain.

Installation of a 6 ft. tall wood privacy fence surrounding rear and side yards.
Subject to the following conditions:  (HPB18-167)

28.  127 S KENTUCKY AV (Contributing Building) - Installation of a 8.17 SF aluminum composite panel hanging sign for "Pita Pit" at the subject property. Sign will be installed underneath the existing awning on the building.
Subject to the following conditions:  (HPB18-168)

29.  1013 S FLORIDA AV (Non-Contributing Building) - Installation of an aluminum 7.49 SF projecting sign above existing awning on building. Large lettering will be 1/4" dimensional. Sign will not be lighted.
Subject to the following conditions:  (HPB18-169)

30.  923 CUMBERLAND ST (Contributing Building) - Installation of a wood 6-lite Craftsman style front door (FL#17772.6) and a wood 9-lite Prairie style back door (FL#17772.2) to replace existing doors, matching opening size.
Subject to the following conditions:  (HPB18-170)

31.  1041 PENNSYLVANIA AV (Contributing Building) - Replacement of 2 jalousie type windows on south side of house with JELD-WEN vinyl horizontal slider windows (FL#16636.1) matching opening size.
Subject to the following conditions:  1. ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.
2. FOR WINDOWS WITH SIMULATED DIVIDED LITES, MUNTINS (GRIDS/GRILLES) SHALL BE DIMENSIONAL AND MOUNTED TO THE EXTERIOR OF THE GLAZING (GLASS) WITH A MINIMUM SURFACE RELIEF OF A ¼ INCH. MUNTINS “SANDWICHED” BETWEEN DOUBLE-PANED GLAZING SHALL NOT BE PERMITTED, EXCEPT WHEN INSTALLED BENEATH EXTERIOR-MOUNTED MUNTINS.
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32. 737 JOHNSON AV (Contributing Building) - Existing rear addition damaged by storm; replacement of novelty wood siding and roll roofing on this addition with 1X6 novelty pine siding and GAF 90lb roll roofing to match original.
Subject to the following conditions: (HPB18-172)

33. 1021 S NEW YORK AV (Contributing Building) - Installation of a 6 ft. tall wood privacy fence surrounding side and rear yards. Fence must be setback a minimum of 5 ft. from the property line on the Hunter Street side and 3 ft. from the alley at the rear.
Subject to the following conditions: (HPB18-173)

34. 519 W PARK ST (Contributing Building) - Installation of a 5V crimp metal roof (FL#8393.5) over existing shingle roof.
Subject to the following conditions: (HPB18-174)

35. 1021 S FLORIDA AV (Non-Contributing Building) - The existing projecting sign was designated a Historic or Landmark Sign on 12/21/2000 by the Historic Preservation Board. Approval granted to reface the three sign faces per the following: 1) white neon lettering and black backgrounds for the two upper oval signs (7.45 SF); 2) Large lower sign to have embossed lettering on pan formed acrylic with painted graphic, black background and white/red lettering (24 SF). Additionally, the upper metal “flag” element will be repaired in-kind.
Subject to the following conditions: (HPB18-176)

36. 310 E MAIN ST (Non-Contributing Building) - Replacement of 12 double-hung windows in a one-over-one lite configuration (first floor has 4 replacements, second floor has 8 originals) with Andersen Fibrex double-hung windows in a one-over-one lite configuration (FL#19564-R2), matching opening size.
Subject to the following conditions: 1. ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.
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37. 201 N KENTUCKY AV (Contributing Building) - Installation of two shed-roofed canvas awnings on building: 1) one large awning will be placed over the existing second floor balcony on west elevation; 2) one small awning will be placed over a first floor entrance door on north elevation. Subject to the following conditions: (HPB18-179)

38. 1006 W MARJORIE ST (Contributing Building) - Installation of a 5V crimp metal roof (FL#4595.1) to replace existing asphalt shingle roof on subject house, which is a bungalow. Subject to the following conditions: (HPB18-180)

39. 405 W PATTERSON ST (Contributing Building) - Replacement of 18 original double-hung windows with AMI Series 0501 vinyl double hung windows (FL#11720.2). The Prairie style pane configuration of the original windows will be maintained in all large windows and the muntins/grids shall be exterior-mounted and dimensional in nature. Small windows will have a one-over-one pane configuration. Subject to the following conditions: 1. ALL WINDOWS SHALL BE RECESSED A MINIMUM OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.
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40. 921 OAKHILL ST (Non-Contributing Building) - Installation of 25 linear feet of 6 ft. tall wood privacy fence with one gate on subject property. Subject to the following conditions: (HPB18-182)

41. 1013 SOUTH BL (Non-Contributing Building) - Replacement of an existing double-width garage door on detached garage behind house on subject property with a CHI Carriage House Stamped Series double-width garage door (FL#15012.14). Subject to the following conditions: (HPB18-183)

42. 701 S FLORIDA AV (Non-Contributing Building) - Based on previous history of the same ownership and same property use, the existing pole sign has been allowed by the Department Director to continue to be used.

   Face change for 2-panel pole sign, matching size of existing openings, with acceptable design submitted by Sue and Lloyd Powers 9/5/2018. Plastic sign faces, no illumination.
Certificates of Review Administratively Approved  
Between 7/18/2018 and 9/17/2018

Subject to the following conditions: (HPB18-184)

43. 821 VISTABULA ST (Contributing Building) - Installation of an 10' X 14' metal gable-roofed shed in rear yard, as well as a 6 ft. tall wood privacy fence enclosing the rear yard of the subject property. Setbacks of a minimum 3 feet from the property lines will be maintained for the shed, and for the fence from the alley.
Subject to the following conditions: (HPB18-185)

44. 606 W PATTERSON ST (Contributing Building) - Replacing 6 one-over-one double-hung wood windows in the accessory building to the rear of the property with 6 Jeld-Wen one-over-one single-hung vinyl windows (FL#14104.7) matching size.
Subject to the following conditions: 1. ALL WINDOWS SHALL BE RECEDED A MINIMUM OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.
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45. 1222 S FLORIDA AV (Non-Contributing Building) - Installation of a 14.4 SF non-illuminated wall sign for Surterra Wellness.
Subject to the following conditions: Existing wall sign must be removed. Only one wall sign allowed per building. (HPB18-187)

46. 1041 PENNSYLVANIA AV (Contributing Building) - Replace 2 metal awning windows in front porch enclosure with 2 Andersen 50 series single-hung sash vinyl windows, matching opening size.
Subject to the following conditions: 1. ALL WINDOWS SHALL BE RECEDED A MINIMUM OF 2 INCHES FROM THE EXTERIOR WALL FACE TO THE EXTERIOR WINDOW GLASS. FLUSH-MOUNTED REPLACEMENT WINDOWS ARE NOT PERMITTED.
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HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
September 27, 2018

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<thead>
<tr>
<th>Project #</th>
<th>HPB18-175</th>
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<tbody>
<tr>
<td>Owner/Applicant</td>
<td>Academy Prep Foundation, Inc./Hepner Architects, Incorporated</td>
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<tr>
<td>Design Professional</td>
<td>Hepner Architects, Incorporated</td>
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<tr>
<td>Address; Historical Name</td>
<td>1021 Lakeland Hills Blvd.; former “John F. Cox Grammar School”</td>
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<tr>
<td>Request</td>
<td>New Construction on Subject Property</td>
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<td>NRHP# 99000864, 7/22/1999</td>
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<td>Adjacent Properties</td>
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<td>2000-38 and 2001-03; signage and building awning</td>
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REQUEST

The Applicants request final approval to build a new two-story building on the subject property to serve the Academy Prep Foundation, Inc. school. No work is planned for the existing building at this time, but may be renovated at a future date under a separate application.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of one lot of record at the northeast corner of Lakeland Hills and Memorial Boulevards, and is 3.41 acres in size. On the subject property exists the former John F. Cox Grammar School, which was listed on the National Register of Historic Places in 1999. While this building is not located within any locally designated Historic District or designated as an individual local landmark, changes proposed for historic resources listed on the National Register of Historic Places are subject to design review per the Historic Preservation Board’s Certificate of Review procedure (LDC Section 11.6.2.c).

The John F. Cox Grammar School was built in 1928 by the Lakeland architectural firm of Poteet and Whitworth. This masonry vernacular building reflects Romanesque Revival influences found during the Florida Land Boom era, as expressed through arched elements and decorative brickwork. A central stepped parapet at the portico entry is accented by cast stone semi-circular arches and cast stone coping at the roof line. This building features buff-colored brick walls, a hip roof with gracious overhangs and exposed rafter tails, and double-hung sash, six-over-six windows, as well as accent windows of two-over-two, double-hung sash. The footprint of the building is symmetrical, with a main rectangular body and end wings.

The building was used as a public elementary school until the 1990s, then converted to use as a medical clinic for Lakeland Volunteers in Medicine in 2001.

The request proposes to build a new two-story building on the southern end of the property with a total area of 13,313 SF. This freestanding building, separate from the historic John F. Cox Grammar School, will serve a private school, Academy Prep, aimed primarily at disadvantaged, middle-school-aged children. The new building will consist of a gymnasium, dining area, and residences for faculty and staff, while the historic building will be reused for classrooms. The design of the building presents a modern appearance with a rectangular footprint and window bays, recessed banding, and an arched gymnasium roofline. Materials for the proposed building will be similar to
the brick cladding and stone trim of the historic building. A formal, uncovered landscaped plaza is proposed to connect the two buildings, which serve as a campus gathering space and new planters will provide additional seating for the play field.

Materials for the new building include:

<table>
<thead>
<tr>
<th>Scope</th>
<th>Material</th>
</tr>
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<tbody>
<tr>
<td>Foundation</td>
<td>Concrete foundation with masonry wall construction</td>
</tr>
<tr>
<td>Exterior Cladding</td>
<td>Tan brick veneer with white, architectural pre-cast trim elements to match existing building; metal wall panels at the gymnasium area</td>
</tr>
<tr>
<td>Windows</td>
<td>White aluminum windows in a compatible scale to historic building</td>
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<tr>
<td>Roof</td>
<td>Built-up roof concealed by a parapet and curved standing seam metal roof over gymnasium</td>
</tr>
<tr>
<td>Eave, Gutter, Downspout</td>
<td>White aluminum eaves, gutters, and downspouts</td>
</tr>
</tbody>
</table>

The request was recommended for approval of a Conditional Use Permit by the Planning & Zoning Board in June 2016 and received final approval from the City Commission in July 2018. Setbacks for the new building as proposed in the submitted site plan meet the setback requirements of the LDC Urban Corridor Standards.

**APPLICABLE GUIDELINES:**

*The Secretary of Interior's Standards for Rehabilitation* (“SOIS Standards”) are the basis for design review per the City of Lakeland Land Development Code (“LDC”), Article 11: Historic Preservation Standards.

The following SOIS Standards apply to this project:

#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.

#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.

**ANALYSIS:**

Staff finds that the request is consistent with the Standards, as the proposed new building will not damage the historic materials and features of the John F. Cox Grammar School, or the spatial relationships that characterize this property. The new building will utilize materials and a scale of design elements that is sympathetic to the historic building, while introducing modern materials to differentiate the two. Additionally, the new building will be separated from the historic building, preserving the essential form and integrity of the historic building.

**STAFF RECOMMENDATION:**

As the request is consistent with the Standards, staff recommends final approval of the request as submitted.

Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
Application for Certificate of Review
MAJOR REVIEW
HISTORIC PRESERVATION BOARD

PROPERTY OWNER INFORMATION

<table>
<thead>
<tr>
<th>NAME</th>
<th>Academy Prep Foundation, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAILING ADDRESS</td>
<td>2301 22nd Avenue S., St. Petersburg, FL 33712</td>
</tr>
<tr>
<td>EMAIL ADDRESS</td>
<td><a href="mailto:Ltamayo@academyprep.org">Ltamayo@academyprep.org</a></td>
</tr>
<tr>
<td>TELEPHONE NUMBER</td>
<td>813-545-9294</td>
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APPLICANT/AGENT INFORMATION

<table>
<thead>
<tr>
<th>NAME</th>
<th>Hepner Architects, Incorporated</th>
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<tbody>
<tr>
<td>MAILING ADDRESS</td>
<td>601 S. Boulevard, Suite 101, Tampa, FL 33606</td>
</tr>
<tr>
<td>EMAIL ADDRESS</td>
<td><a href="mailto:jmiller@hepnerarchitects.com">jmiller@hepnerarchitects.com</a></td>
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<tr>
<td>TELEPHONE NUMBER</td>
<td>813-229-0614</td>
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PROPERTY ADDRESS: 1021 Lakeland Hills Blvd., Lakeland, FL 33813

PROJECT TYPE (check all that apply):
- [ ] New Construction
- [ ] Addition
- [ ] Major Rehabilitation/Restoration
- [ ] Minor Exterior Alteration
- [ ] Demolition
- [ ] Relocation
- [ ] Accessory Buildings (larger than 300 SF)
- [ ] Other

RETROACTIVE REQUEST: [ ] Yes [ ] No

CODE ENFORCEMENT ACTION: [ ] Yes [ ] No

HISTORIC DISTRICT:
- [ ] BEACON HILL
- [ ] BILTMORE-CUMBERLAND
- [ ] DIXIELAND
- [ ] EAST LAKE MORTON
- [ ] LAKE HUNTER TERRACE
- [ ] MUNN PARK
- [ ] SOUTH LAKE MORTON

CURRENT USE:
- [ ] RESIDENTIAL
- [ ] COMMERCIAL
- [ ] OTHER

DESIGN PROFESSIONAL/CONTRACTOR/CONSULTANT:
"Application Agent" above

FOR STAFF USE ONLY

Date Received: 9/5/18
HPB/DRC Meeting Date: 9/27/18
Project # HPB: 18-175
Contributing: [ ] Yes [ ] No
FMS#: P0 5360
Zoning: 0-1
Context District: URB
Future Land Use: MC
Conceptual Review: [ ] Yes; HPB/DRC Final Review Meeting Date: [ ] No

CUP: P2B approved 4/6/18
Capproved 7/6/18
Ordins 5728

APPLICATION FEE: 170.00
(Fee applies if project cost exceeds $10,000)

Fee Received: [ ] Yes [ ] No
Payment Type: [ ] Check #15602

SEP 05 2018
COMMUNITY DEVELOPMENT DEPARTMENT
RECEIVED
Project Description
Describe the scope of your project here, along with all relevant details. If the scope of work will involve more than one project on the subject property, please list each project separately. Please attach additional sheets if more space is needed to describe your project.

EXISTING CONDITIONS AND MATERIALS:
Built in 1928, the existing building was originally John Cox Grammar School designed by Poteet & Whitworth Architects. The existing building has tan-colored brick veneer and white windows and downspout/gutter trim and is currently being used by Lakeland Volunteers in Medicine (LVIM).

PROPOSED PROJECT:
A new, freestanding building on the south portion of the site will serve as a private school, "Academy Prep," aimed primarily at disadvantaged, middle school-aged children. Building materials of the proposed facility will be similar to and compatible with brick veneer and trim of the existing building. The proposed building will be connected to the existing building by a formal uncovered landscaped plaza. This plaza will serve as a central campus gathering space, and new planters will provide additional seating for the play field. No work is planned for the existing building at this time but may be renovated at a future date under a separate application.

PROPOSED MATERIALS (SEE PAGE 4 FOR TYPES OF MATERIALS NEEDED FOR EACH BUILDING COMPONENT):
Exterior walls of the new building will be comprised of concrete masonry cavity wall construction with a brick veneer matching brick of the existing building. White aluminum windows with muntins coordinating with the scale of the existing building windows will be utilized. The new building will feature a built-up roof system concealed by a parapet and a curved standing seam metal roof at the gymnasium area. Eaves, gutters, and downspouts will be white aluminum to match existing. Elevations of the new building will feature white, architectural pre-cast trim elements reminiscent of the existing building trim detailing. Metal wall panels are proposed at the gymnasium area.

CERTIFICATION AND AUTHORIZATION
I certify that the information contained in this application is true and correct to the best of my knowledge at the time of submission. I understand that this application will not be accepted and deemed complete until all supporting and/or requested information has been supplied. I understand that this application may require a site visit to the subject property by City of Lakeland staff. I understand that this application is required to be heard at a public meeting of the Lakeland Historic Preservation Board and its Design Review Committee. Either I or my authorized representative will be in attendance at this meeting. I understand that the issuance of a Certificate of Review does not relieve the responsibility of obtaining a building permit and following all other applicable codes and requirements of the City of Lakeland, Polk County, State of Florida.

In consideration for review of this application by the Historic Preservation Board/Design Review Committee for a proposed change to a property within one of Lakeland's Historic Districts, the applicant and owner agree to allow access to the property by City of Lakeland staff for inspection purposes during the review process, during the time that work is performed, and upon completion of the project.

Owner/Applicant Signature

Date 08-28-2018
Proposed Building Design Intent

1. Configuration and orientation of the proposed building optimizes the impact of natural daylighting.
2. Perpendicular placement of the proposed building on the site embraces and respects the existing building’s prominence while creating a new campus plaza.
3. The new campus plaza serves as a pedestrian connector between the buildings while planters create additional outdoor seating for the playfield.
4. Proposed building materials will be similar to and compatible with the tan-colored brick veneer and white trim of the existing building.

ACADEMY PREP LAKELAND CAMPUS
HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
September 27, 2018

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<thead>
<tr>
<th>Project #</th>
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<tr>
<td>Owner/Applicant</td>
<td>Ms. Joyce Garafalo</td>
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<tr>
<td>Address; Historic Name</td>
<td>1123 W. Greenwood Street; The “William Hawkins” House</td>
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<td>Request</td>
<td>Replacing Siding</td>
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<td>Previous Approvals</td>
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REQUEST

The applicant requests final approval to replace the existing vinyl siding on the single-family house located on the subject property with new vinyl siding.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of three lots of record (Sunnymede subdivision, block C, Lots 5, 6, and 7) with a total acreage of 0.47. On the subject property is a frame vernacular house constructed circa 1940, which is a contributing building in the Lake Hunter Terrace Historic District. This house features a side-gabled roof with a small gable-roofed front stoop, and 1/1 aluminum windows.

The existing vinyl siding on the subject house was installed before the designation of the Lake Hunter Terrace Historic District approximately 20 years ago, and is damaged and warped. To the best of the applicant’s knowledge, the original wood siding is underneath the existing vinyl siding. The applicant would like to replace all existing vinyl siding with new “double five Dutch lap” vinyl siding in a different color (willow green). Estimates from two companies were obtained by the applicant for replacing the existing siding with either vinyl siding or fiber-cement lap siding (Hardie Board or similar):

1. Connor Home Improvement: Vinyl - $12,860; fiber-cement - $18,560 (+ $5,700)
2. Graham Aluminum & Home Improvement: Vinyl - $12,200; fiber-cement - $16,800 (+ $4,600)

The applicant desires to use vinyl siding instead of the fiber-cement siding due to the increased cost of the fiber-cement siding, and because vinyl siding has existed for many years on her home. Due to the prohibition of vinyl siding in the Residential Historic District Design Guidelines, staff was unable to approve this request, and the applicant has asked for the Design Review Committee’s consideration of the request.

APPLICABLE GUIDELINES:

*The Secretary of Interior’s Standards for Rehabilitation* and the City of Lakeland’s *Design Guidelines: A Guide to the Exterior Design of Buildings in the Dixieland, Beacon Hill, East Lake Morton, South Lake Morton, Lake Hunter Terrace, and Biltmore/Cumberland Historic Districts* are the basis for review per the City of Lakeland Land Development Code, Article 11: Historic Preservation Standards.
The following **Standards** apply to this request:

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

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

The following **Design Guidelines** apply to this request:

**Chapter 5, page 5-2.**

**Exterior Walls/Features**
- Use the wall finish most acceptable for the architectural style.
- Avoid using new material that is inappropriate or was unavailable when the building was originally constructed, such as imitation cast stone, imitation brick siding, or brick veneer.
- Replace significant architectural trim features such as cornices, shutters, brackets, and railings with the same type features.
- It is inappropriate to remove or conceal any original wall surface with a material inappropriate to the style.

**Wood Siding**
- Exterior siding should be similar in style to the original.
- If siding is replaced, all trim board dimensions and joinery details should be maintained and kept visible.
- Use the same species of wood where possible.
- One alternative for wood is Fiber cement, a mixture of Portland cement, cellulose or wood fiber material, sand, and other components. It can be formed into a variety of siding patterns, have a smooth or embossed face, or be textured for a cedar look. A special curing process leaves the final product with a low-moisture content, making it resistant to warping and conducive to paint application. These products may be used as a replacement material or for new construction. See Appendix 1; Replacement Siding Guidelines.

**Appendix 1A, pages A-1 and A-2**
- The use of aluminum and vinyl siding is viewed as a substitute material which covers or takes the place of the original building features and is not permitted in historic districts. Walls especially are a product of several characteristics – dimensions, details, color, etc. Wood is, of course, a dominant building material in most historic buildings because it was abundant and readily available. Due to a variety of techniques and tools used by early builders when working with wood, there exists a richness and diversity in wood textures.
  - Today’s technology, although it seeks to imitate historic characteristics, cannot capture the richness and variety of the original materials in most cases because of the standardized, machine-made, mass production process. Fiber cement is a reasonable alternative made of a mixture of Portland cement, cellulose or wood fiber material, sand, and other components. It can be formed into a variety of siding patterns, have a smooth or embossed face, or be textured for a cedar look. A special curing process leaves the final product with a low-moisture content, making it resistant to warping and conducive to paint application.
• It has become apparent that some type of architectural control needs to be required as our present day materials, especially aluminum and vinyl siding, can visually alter the historic appearance of a building by changes in scale, texture, color and detailing which may be inappropriate. These changes are especially significant where clapboard spacing is increased, shadow reveals are lost, trim is removed and windows and doors are altered. A technique of installation which is gaining some acceptance, and which ameliorates some of the visual impact, is the application of siding only, retaining original corner boards, sills, jambs, and other trim uncovered.

• In summary, the City of Lakeland Historic Preservation Board’s recommended guidelines regarding the use of aluminum and vinyl siding in the Historic Districts are as follows:
  1. Artificial siding materials are not allowed in these districts except on a case-by-case basis, based upon a review and approval by the Historic Preservation Board’s Design Review Committee;
  2. Approval for siding application may be possible if the following design criteria are met:
     a. Texture, color, and size of siding must be historically accurate,
     b. No artificial materials are permitted to cover soffits, facia, brackets, lattice vents, etc.,
     c. Trim, sills, corner boards, jambs, etc. must not be altered in size or shape, and preferably should be left uncovered if possible,
     d. Seams shall not be visible from the front and/or street sides of the structure.

ANALYSIS:
The Design Guidelines are clear in the prohibition of vinyl and aluminum as a replacement siding material. While examples of vinyl siding exist in Lake Hunter Terrace, these were alterations that occurred to homes prior to the historic district designation, which designation was intended to preserve and restore the historic character of this neighborhood and prevent further removal and/or destruction of historic architecture and materials. In the past, it has been the Board’s practice to be less strict in enforcement of the Design Guidelines within the Lake Hunter Terrace Historic District, in regards to fences, accessory buildings, and other minor alterations, but the major alteration of a principal, contributing building should be held to these Guidelines in order to maintain the integrity of the historic district, as well as to prevent setting a negative precedent.

Staff suggests that the applicant remove the existing vinyl siding and explore whether the original wood siding can be repaired. If the original siding is too deteriorated to reasonably repair, then staff recommends the use of fiber-cement siding as a replacement siding, per the Design Guidelines. Any siding replacement must employ the use of appropriate trim and corner boards.

STAFF RECOMMENDATION:
Staff recommends denial of the request as submitted, but recommends approval of fiber-cement siding as a replacement siding material, if necessary.

Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation Liaison to the Historic Preservation Board
## Application for Certificate of Review

### MAJOR REVIEW

### HISTORIC PRESERVATION BOARD

### PROPERTY OWNER INFORMATION

<table>
<thead>
<tr>
<th>Name:</th>
<th>Joyce Garofalo</th>
</tr>
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<tbody>
<tr>
<td>Mailing Address:</td>
<td>1123 West Greenwood St., Lakeland, FL 33801</td>
</tr>
<tr>
<td>Email Address:</td>
<td><a href="mailto:jgarofalo@tampabay.rr.com">jgarofalo@tampabay.rr.com</a></td>
</tr>
<tr>
<td>Telephone Number:</td>
<td>863-313-0529</td>
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### APPLICANT/AGENT INFORMATION

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### PROJECT INFORMATION

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<td>☐ Lake Hunter Terrace</td>
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<td>☐ South Lake Morton</td>
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### FOR STAFF USE ONLY

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<td>9/27/18</td>
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<td>18-177</td>
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<td>☐ Yes; HPB/DRC Final Review Meeting Date:</td>
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### APPLICATION FEE: 170.00

(Charge applies if project cost exceeds $50,000)

| Fee Received: | ☐ Yes ☐ No |
| Payment Type: | ☐ Check ☐ 3817 |
Project Description
Describe the scope of your project here, along with all relevant details. If the scope of work will involve more than one project on the subject property, please list each project separately. Please attach additional sheets if more space is needed to describe your project.

EXISTING CONDITIONS AND MATERIALS:

REMOVE EXISTING DAMAGED DOUBLE FIVE DUTCH LAP VINYL SIDING. COLOR: LIGHT BLUE HOUL AWAY.

PROPOSED PROJECT:
INSTALL DOUBLE FIVE DUTCH LAP VINYL SIDING WILLOW GREEN.

PROPOSED MATERIALS (SEE PAGE 4 FOR TYPES OF MATERIALS NEEDED FOR EACH BUILDING COMPONENT):

CERTIFICATION AND AUTHORIZATION
I certify that the information contained in this application is true and correct to the best of my knowledge at the time of submission. I understand that this application will not be accepted and deemed complete until all supporting and/or requested information has been supplied. I understand that this application may require a site visit to the subject property by City of Lakeland staff. I understand that this application is required to be heard a public meeting of the Lakeland Historic Preservation Board and its Design Review Committee. Either I or my authorized representative will be in attendance at this meeting. I understand that the issuance of a Certificate of Review does not relieve the responsibility of obtaining a building permit and following all other applicable codes and requirements of the City of Lakeland, Polk County, State of Florida.

In consideration for review of this application by the Historic Preservation Board/Design Review Committee for a proposed change to a property within one of Lakeland's Historic Districts, the applicant and owner agree to allow access to the property by City of Lakeland staff for inspection purposes during the review process, during the time that work is performed, and upon completion of the project.

Owner/Applicant Signature: [Signature]
Date: 9-4-18
Listed is the scope and cost for the vinyl siding project on your home:

1. Remove and dispose of existing siding and trim on exterior walls of home.
2. Existing insulation board to remain.
3. Install new Mastic Brand premium vinyl siding on exterior walls of home.
4. Color to be __________.
5. Style to be __________.
6. J channel and accessories included.
7. Reinstall shutters.
8. Repair 22 LF of soffit and fascia on west side of home.
9. Haul away and dispose of construction debris.
10. Taxes and permit included.
11. TOTAL...$12,860.00

\[ \text{The additional cost for the horizontal lap siding would be $5,700.00.} \]

\[ = \$18,560.00 \]

Please contact me if you have any questions!

Also, did you check with the historic district?

Warmest regards,

Kevin C. Jones
Conner

3633 Century Blvd. Ste. 3

Lakeland, FL 33811

www.connersince1979.com

O.863.647.1561

C.863.944.0922

*****WARNING: This is an email from an external sender. DO NOT click on links or attachments unless you know the content is safe. If you are unsure about an email, contact 4ISHELP.*****
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<td>* REMOVE ANY ROTTED WOOD OF THE EXISTING VINYL</td>
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<td>* REMOVE ANY ROTTED WOOD INSULATION</td>
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<td></td>
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<td></td>
<td>THE HOME</td>
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<td></td>
<td>* INSTALL NEW PREMIAV</td>
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<td></td>
<td>LUXURY LAP VINYL SIDING</td>
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<td></td>
<td>WITH INSULATION</td>
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<td></td>
<td>* PRICE INCLUDES MATERIAL, LABOR, TAX</td>
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<td></td>
<td>* PERMIT INCLUDED</td>
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<td><strong>We will hereby furnish material &amp; labor in accordance with above specifications for the sum of:</strong></td>
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<td></td>
<td><strong>$12,200.00</strong></td>
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<td></td>
<td><strong>Payment to be made as follows:</strong></td>
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<td></td>
<td><strong>$3,000 Down</strong></td>
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<td></td>
<td><strong>$3,000 Start</strong></td>
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<td><strong>$3,000 Delivery</strong></td>
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<td><strong>$3,200 Final Completion</strong></td>
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</tbody>
</table>

**FLORIDA HOMEOWNERS’ CONSTRUCTION RECOVERY FUND**

Payment may be available from the Florida Homeowners' Construction Recovery Fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida law by a licensed contractor. For information about the Recovery Fund and filing a claim, contact the Florida Construction Industry Licensing Board at the following telephone number and address:

Construction Industry Licensing Board
2601 Blairstone Road
Tallahassee, FL 32319-1039
850-487-1395

This is to advise you that:
- You are protected by the Florida Home Improvement Act
- Authorized
<table>
<thead>
<tr>
<th>Contract submitted to</th>
<th>Phone</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joyce Fallo</td>
<td>863 518-0529</td>
<td>9/1/18</td>
</tr>
</tbody>
</table>

Street: 1123 Westernway St.

Job Location: 

City, State & Zip: Lakeland, FL

Job Name: 

Job Phone: 

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**We agree to do the following:**

- Remove and haul away all of the existing vinyl siding & insulation.
- Install new Hardie board on the entire home.
- Paint the entire home.
- Price includes material, labor & tax.

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We will hereby furnish material & labor in accordance with above specifications for the sum of:

**Sixteen Thousand Eight Hundred Dollars ($16,800).**

Payment to be made as follows:

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**Florida Homeowners’ Construction Recovery Fund**

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