City of Lakeland
HISTORIC PRESERVATION BOARD
City Hall, Building Inspection Conference Room
AGENDA
October 25, 2018
7:30 A.M.

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

II. Review and approval of the September 27, 2018 Historic Preservation Board meeting minutes.

III. Old Business:

   A. Welcome New Member Mr. Jeremy Moses

IV. New Business: None

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.
City of Lakeland
HISTORIC PRESERVATION BOARD
Minutes of the September 27, 2018 Meeting
Building Inspection Conference Room

(Please note: These meeting minutes comply with FS 286.011 and are not intended to be a verbatim transcript.)

MEMBERS PRESENT       MEMBERS ABSENT       STAFF PRESENT
George Ross, Chairman  Emily Foster, Historic Preservation Planner
Kyle Clyne, Vice Chairman
Tim Calhoon
Lynn Dennis
Dan Fowler
Derek Hartman
Ursula Radabaugh
Nick Thomas
Linda Trumble
John Wendel

GUESTS
Joyce Garafalo
Jerry Miller
Lincoln Tomayo

I. Call to Order and Determination of a Quorum
   Chairman George Ross called the September 27, 2018 meeting of the Historic Preservation Board
   ("Board") to order at 7:32 a.m. The roll call was performed. A quorum was reached, as ten Board
   members were present.

II. Review and Approval of the Previous Meeting Minutes
   Ms. Lynn Dennis motioned to approve the August 23, 2018 meeting minutes. Mr. Derek
   Hartman seconded the motion. The motion passed unanimously.

III. Old Business:
   A. Election of Officers. The following members were nominated by the Board on August 23, 2018:
       HPB Chairperson – Mr. Tim Calhoon; HPB Vice Chairperson and DRC Chairperson – Mr. Kyle
       Clyne. Ms. Lynn Dennis motioned to approve the slate of nominees. Mr. John Wendel
       seconded the motion, which passed unanimously. Mr. Calhoon’s and Mr. Clyne’s terms will
       begin in October 2018.
   B. The Board members and staff thanked Mr. John Wendel for his service on both the Board and
       Design Review Committee; Mr. Wendel resigned from the Board effective September 28, 2018.

IV. New Business:
   A. Florida’s Comprehensive Historic Preservation Plan Update. Ms. Foster provided each Board
       member with a copy of the latest update to the State Historic Preservation Plan, and
       mentioned that it generally set the tone for CLGs to follow.

V. Adjournment. There being no further business, the meeting adjourned at 7:38 a.m.

Chairman, Historic Preservation Board
Senior Planner, Historic Preservation
City of Lakeland
DESIGN REVIEW COMMITTEE
City Hall, First Floor, Building Inspection Conference Room
AGENDA

October 25, 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 September 27, 2018 Design Review Committee meeting minutes.

III. Review of Certificates of Review administratively approved since the previous meeting.

IV. Consideration of Certificate of Review Applications:

A. HPB18-196 – 406 Kenilworth Place – On behalf of Mr. and Mrs. Adam Davidson, Mr. Ryan Koster requests approval for the new construction of a building addition and carport on the subject property.

B. HPB18-198 – 1061 Success Avenue – Ms. Janet Sauls requests approval to replace five exterior doors on the apartment building at this address.

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 7:38 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Mr. George Ross motioned to approve the August 23, 2018 meeting minutes. Ms. Lynn Dennis seconded the motion. The motion passed unanimously.

III. Review of Certificates of Review administratively approved.

A list of 46 Certificate of Review cases covering the period 7/19/18 to 9/18/18 was included with this agenda packet. The Committee briefly discussed these cases with staff.

IV. Consideration of Certificate of Review Applications:


Chairman Clyne introduced the request. Ms. Foster presented the staff report, stating that 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. 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
historical resources listed on the National Register of Historic Places are subject to design review per
the Historic Preservation Board’s Certificate of Review procedure. Ms. Foster stated that 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.

Ms. Foster stated that 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. 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 new building include: a
concrete foundation with masonry wall construction; exterior cladding is to consist of tan brick veneer
with white, architectural pre-cast trim elements to match existing building, and metal wall panels at
the gymnasium area; White aluminum windows in a compatible scale to the historic building; a built-
up roof concealed by a parapet and curved standing seam metal roof over gymnasium and white
aluminum eaves, gutters, and downspouts.

Ms. Foster commented that the Secretary’s Standards for Rehabilitation, specifically standards 9 and
10, were used to evaluate the request. Staff found 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. As the request was found to be consistent with the Standards, staff recommended final
approval of the request as submitted.

Mr. Jerry Miller and Mr. Lincoln Tomayo were present in support of the request, and had nothing
further to add to the staff presentation. The Board discussed with the applicants the nature of the
school and number of students. Mr. Miller mentioned that a black chain-link fence will replace the
galvanized chain link fence currently on the property.

MOTION: Approval granted for the request as submitted and recommended by staff (L. Dennis/D.
Hartman, 7-0).
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.

Chairman Clyne introduced the request. Ms. Foster presented the staff report, stating that 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. The subject property consists of three lots of record 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.

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):

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

Ms. Foster stated that 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.

The Secretary’s Standards for rehabilitation, specifically numbers 9 and 10, were used to evaluate the request, as well as the Design Guidelines relating to contributing buildings and siding. 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 suggested 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 recommended denial of the request as submitted, but also recommended approval of fiber-cement siding as a replacement siding material, if necessary.

Ms. Joyce Garafalo was present in support of the request, and added that instead of installing new siding, the choices of either repairing the existing siding or leaving it as it is were also available, but neither of these would improve the neighborhood. Ms. Garafalo commented that the difference in cost between vinyl and fiber-cement siding was a big deal to her, and she felt that the new vinyl would be installed correctly and be an improvement over the existing. Ms. Linda Trumble and Mr. Tim
Calhoon asked if the window trim would be wood. Ms. Foster responded that it would likely be vinyl, and Ms. Garafalo confirmed that the existing trim was vinyl and would remain on the home. Mr. Kyle Clyne verified with staff that a building permit was needed to replace siding. There was discussion among Board and Committee members about the composition and nature of vinyl siding, how it wears over time, and that there are newer products that may hold up better. Ms. Garafalo mentioned that portions of the siding had been replaced following damage during the 2004 hurricane season, and that the vinyl had been painted.

Mr. George Ross commented that the whole point of having historic designation and design guidelines is that things evolve over time and inappropriate materials go away and are replaced by appropriate materials. By allowing vinyl to be replaced with new vinyl perpetuates the use of a material that does not add historic value to the District for another long length of time. Mr. Ross added that using fiber-cement board would likely increase the property’s value, in his opinion.

Mr. Dan Fowler mentioned the fact that there are degrees of architectural significance and integrity within each District, and that this house is more simply designed than highly detailed contributing buildings. Ms. Ursula Radabaugh mentioned that restoring the original wood siding would bring back some of the home’s architectural character. Mr. Nick Thomas also mentioned a concern about the structure of the home underneath the vinyl, which has not “breathed” in 20 years due to its encapsulation in vinyl, and potential damage to the wood siding and frame of the house due to potential for rot. The Board members discussed the possibility to investigate the original wood siding to see if it was damaged and needed to be replaced, or was able to be repaired. Mr. Kyle Clyne explained to Ms. Garafalo that it was possible to explore the condition of the original wood siding prior to applying new siding, and the steps to do this.

There was discussion about the low concentration of contributing buildings in the Lake Hunter Terrace Historic District and whether allowing vinyl given the low architectural integrity of the homes surrounding the subject property would adversely affect the District. Mr. Tim Calhoon commented about the potential for setting a bad precedent should the Committee approve new vinyl siding. Mr. Ross stated that it is always difficult to be the first person or project that adheres to the Guidelines and makes a large change, but the purpose of the Guidelines is to effect positive change and enhance historic character.

**MOTION:** Denial of the request to use vinyl siding as a replacement siding material. Approval granted for the use of fiber-cement siding to replace the existing siding (D. Hartman/G. Ross, 7-0). The DRC also recommended repairing and restoring the original wood siding underneath the existing vinyl siding, if feasible.

V. **Other Business:** None.

VI. **Adjournment**

There being no further business, the meeting adjourned at 8:25 a.m.
Certificates of Review Administratively Approved
Between 9/18/2018 and 10/18/2018

1. 320 W PARK ST (Contributing Building) - Replace rear exterior door with steel door matching size and rotten wood siding on rear of house with in-kind replacement. Subject to the following conditions: Any replacement concrete piers that are left exposed or able to be seen from the exterior of the house must be painted to match the house, and 90-degree lattice must be installed in between the piers. Lattice covering the piers and crawlspace may also be re-installed. (HPB15-040)

2. 1031 OAKHILL ST (Contributing Building) - Installation of approximately 345 linear feet of 6 ft. tall wood fence around the perimeter of the rear yard of the subject property. Fence must be setback from alley by a minimum of 3 feet. Subject to the following conditions: (HPB18-087)

3. 433 S WILSON AV (Non-Contributing Building) - Replacement of 18 existing metal awning windows with M/I 3540 Series vinyl single-hung sash windows (FL#17676.13) matching size, and replacement of two single-width garage doors with Clopay steel 16-panel garage doors. 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. 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 WITHOUT STAFF APPROVAL. (HPB18-189)

4. 527 W HANCOCK ST (Non-Contributing Building) - Installation of an 8' X 10' gable-roof shed in rear yard of subject property. Shed will be clad in LP panel siding and have an asphalt shingle roof, and will be painted to match the existing home on the property. Subject to the following conditions: (HPB18-190)
5. 523 W HANCOCK ST (Contributing Building) - Installation of a 6' tall wood privacy fence surrounding rear yard of subject property, maintaining a 3' setback from alley at rear. Subject to the following conditions: (HPB18-191)

6. 1032 CUMBERLAND ST (Non-Contributing Building) - Installation of a 6 ft. tall horizontal wood privacy fence enclosing rear yard of subject property, which will replace the existing 4 ft. tall chain-link fence. Subject to the following conditions: (HPB18-192)

7. 727 JEFFERSON AV (Contributing Building) - Replacement of 7 existing windows with AMI Series 501 vinyl double-hung windows (FL#11720.2), matching size and simulated 6-over 1 divided lite appearance with exterior mounted muntins/grids. 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. 3. ALL PAIRED OR GROUPED WINDOWS SHALL BE INSTALLED WITH A DIVIDING MULLION BETWEEN ADJOINING WINDOWS.

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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. (HPB18-193)

8. 801 E MAIN ST (Non-Contributing Building) - Installation of a 6 ft. tall PT wood fence on subject property per site plan, with horizontal slats and openings per revised design sketch, maintaining at least 50% opacity above 4 feet in height. Subject to the following conditions: (HPB18-194)
9. 101 N KENTUCKY AV (Contributing Building) - Installation of two awning/marquee type hanging signs underneath the balcony of the subject building, perpendicular to the west and south elevations of the building. Each sign will feature neon lettering/graphics on both sides for "Hooked on Harry's" restaurant and has a sign area of 11.8 SF. The original "Harry's" large neon sign was not able to be reinstalled. Subject to the following conditions: (HPB18-195)

10. 124 S FLORIDA AV (Non-Contributing Building) - Sign panel change to existing monument sign, with sign panels on three sides. 6 small panel signs are to be removed (central and lower signs) from each side and replaced with 2 large panel signs. The resulting new signage will consist of three 9 SF signs: Core Wealth Advisors panel on top, Family Elder Law in the central location, and David & Philpot sign (existing) to be moved to the bottom. The Regions signage will remain the same. Subject to the following conditions: (HPB18-197)

11. 508 S WILSON AV (Contributing Building) - Reconstruct roof on existing detached carport, from a flat roof to a 4:12 pitch, asphalt shingle roof, to match the roof on the existing home. Subject to the following conditions: (HPB18-199)

12. 519 W PATTERSON ST (Contributing Building) - 1) Remove chimney foundation, reconstruct exterior wall with 2" x 4" framing, plywood and stucco to match existing. 2) Replace two sections of damaged roofing with TPO roofing material matching current roof. 3) Install pair of new 9/1 single-hung windows in area where chimney was located. Replace pair of existing non-original windows to the north of the damaged area with same 9/1 single-hung windows. Subject to the following conditions: 1) Windows and grids, as much as possible, shall match the scale and proportions of the existing historic windows; 2) Window grids shall be externally mounted with a minimum relief of ¼" above the glazing surface; 3) New windows shall be recessed, trim and cased to match the profile and reveal of the existing historic windows; and 4) For paired windows, a dividing mullion shall be installed consistent with the dimensions of the mullion on existing historic window pairs. PLEASE NOTE: Flange windows may not be used if they are unable to replicate recess of the original historic windows. (HPB18-201)
13. 114 S KENTUCKY AV (Contributing Building) - Install new 48” diameter double-sided gate sign in the opening of the existing wrought iron archway. Sign shall be black painted aluminum with the following elements:

1) Crown: 1 1/2” deep aluminum reverse channel painted black with 1/4” FCO aluminum parts stud mounted to channel face painted gold, green, white & red;

2) "PALACE" copy: 1 1/2” deep reverse channel letters stud mounted to background. letter faces painted white, returns painted gold; and

3) "patio" copy: 1/4” FCO aluminum painted white, stud mounted to background. Subject to the following conditions: (HPB18-202)

14. 1132 DOROTHY ST (Contributing Building) - Construct two patio/porch covers on rear of home. 14'6" x 10'6" and 18'6" x 12'7”, using 4 x 4 wood posts, 2 x 6 wood fascia and 5V-Crimp metal roofing material.
Subject to the following conditions: (HPB18-203)

15. 319 HUNTER ST (Non-Contributing Building) - Construct new 6' high wood, board on board, fence in rear yard & side yard; 3' high wood fence in front side yard.
Subject to the following conditions: (HPB18-205)

16. 638 CORNELIA AV (Non-Contributing Building) - Installation of a 15’ X 30’ X 4’ concrete driveway extension at side of house on subject property.
Subject to the following conditions: (HPB18-206)
HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
October 25, 2018

<table>
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<th>Project #</th>
<th>HPB18-196</th>
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<tr>
<td>Owner</td>
<td>Mr. and Mrs. Adam Davidson</td>
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<td>Applicant/Design Professional</td>
<td>Mr. Ryan Koster / Williams Designs</td>
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<td>Address; Historic Name</td>
<td>406 Kenilworth Place; N/A</td>
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REQUEST

The Applicants are requesting approval for the construction of a 781 SF (28’ X 27.9’) addition and 538 SF (23’ X 23.4’) carport on the east side of the principal house on the subject house.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of one corner lot of record comprising 0.45 acres (151’ X 103’). The principal building on the subject property is a one-story midcentury masonry vernacular house built circa 1950 that has a hip roof with a wide boxed eave. The total living area of this house is 1,890 SF. The walls of the house consist of face brick with a frieze trim band and aluminum windows. The shed-roof front porch features a 3-bay arched colonnade. This house is considered a noncontributing building in the Dixieland Historic District.

The requested addition and carport will consist of a concrete block structure with a hip roof covered in composition shingles matching those on the house. Walls of the new structure will be clad in brick veneer to match the house, and single hung sash aluminum windows with a one-over-one lite configuration will be used. The two-vehicle carport will feature columns, decorative trim, and arched spans to match the style of the home’s front porch, under a hip roof matching the slope of the existing enclosed garage. An ADA ramp will be installed between the new carport and the existing east elevation of the house for entry into the existing rear entrance door to the house. The new addition and carport is setback from the front elevation plane of the house by approximately 3 feet; the roof pitch matches that of the house, but is stepped down slightly from the original roof.

Setbacks for the proposed addition are approximately 25’ from the Franklin Avenue (east side) property line and well within the minimum 15’ front and rear yard setbacks. The submitted site plan does not indicate any new paving for access to the proposed carport; staff has requested this information from the applicant.

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 Article 11 of the City of Lakeland Land Development Code.

The following Design Guidelines apply to this project:
Chapter 4, Design Principles and Elements for Alterations to Noncontributing Buildings.

The following Standards apply to this project:

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: Additions and Alterations to Noncontributing Buildings.
- Architectural details should be compatible with the architectural style of the building’s original design.
- Use the wall finish most acceptable for the architectural style; exterior siding should be similar in style to the original.
- Windows and doors should reflect the architectural style of the building.
- Window and door openings should be kept in the same proportion as original provided; window and door heights should be consistent throughout the building.
- Decoration and trim should be appropriate to the architectural style and the specific building.
- Building additions should be limited to the rear of the main building; the roof pitch of the addition should match or be lower than the original roof pitch. All façade elements need to continue architectural elements and detail.

Secondary Buildings (page 4-8)
- Garages should not be a prominent feature on the front façade of a new house. Garages should be either attached to the back of the house or detached on the rear portion of the lot. If possible, alley access is preferred. For double garages, two single garage doors should be selected if visible from the street.

ANALYSIS:

The design and scale of this addition is simple and reflects the massing, scale, and materials of the house. The windows of the addition are similar in scale, configuration, and placement to the windows on the original house, and the carport openings reflect the design as seen on the home’s original front porch. The addition is appropriately stepped back from the front façade and roof of the original house. Additionally, the requested addition is appropriately located and has setbacks that are consistent with the Urban Form Standards. Furthermore, this request will not pose an adverse effect to the Dixieland Historic District or adjacent contributing buildings; therefore, staff finds the request to be consistent with the Design Guidelines. With regard to the site plan and any new paving for vehicular access to the proposed carport, staff recommends that this detail be reviewed and approved by staff prior to permitting.

STAFF RECOMMENDATION:

Staff recommends approval of the request as submitted.

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

Property Owner Information

NAME: Mr. & Mrs. Davidson
MAILING ADDRESS: 4066 Kenilworth Pl, Lakeland FL 33815
EMAIL ADDRESS: lnsbqnbkfffs@gmail.com
TELEPHONE NUMBER: 

Applicant/Agent Information

NAME: Ryan Koster
MAILING ADDRESS: 18367 Corrado No Lez 61 33548
EMAIL ADDRESS: RyanKoster2@verizon.net
TELEPHONE NUMBER: 813-694-4562

Property Address: 4066 Kenilworth Pl, Lakeland FL 33815

Project Information

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
☐ DIXIELAND
☐ LAKE HUNTER TERRACE
☐ MUNN PARK
☐ SOUTH LAKE MORTON
☐ BILTMORE-CUMBERLAND
☐ EAST LAKE MORTON

CURRENT USE:

☐ RESIDENTIAL ☐ COMMERCIAL
☐ OTHER

DESIGN PROFESSIONAL/CONTRACTOR/CONSULTANT:

Williams Design

For Staff Use Only

Date Received: ______________________ HPB/DRC Meeting Date ______________________

Project # HPB __________ Contributing: ☐ Yes ☐ No FMSF# ______________________

Zoning: ______________________ Context District: ______________________ Future Land Use: ______________________

Conceptual Review: ☐ Yes; HPB/DRC Final Review Meeting Date: ______________________ ☐ No

APPLICATION FEE: 170.00

Fee Received: ☐ Yes ☐ No

Payment Type: ______________________
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:

Residential residence / Post / Wood frame

PROPOSED PROJECT:

Add bedrooms and bigger bathroom for handicapped

Easy access from cars to home

PROPOSED MATERIALS (see page 4 for types of materials needed for each building component):

Back wall construction, steel/masonry/stone wall, premium

Trusses, dimensional shingles to match existing, exterior stucco/steep; screen room to match brick look.

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 the City of Lakeland staff. I understand that the 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 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.

[Signature]
Date 7-21-18

Owner/Applicant Signature
NOTE: There is a substantial difference between the platted and existing North-South dimensions in this block. This survey is based upon existing monumentation as found on the ground April 18, 2003.

PROPERTY ADDRESS: 406 Kenilworth Place

DESCRIPTION (AS FURNISHED): Lot 1, less the South 75.0 feet, Block 10, of DRANE'S 2ND ADDITION according to the plat thereof recorded in Plat Book 1, Page 47B, public records of Polk County, Florida

CERTIFIED TO: Adam W. & Lindy C. Davidson AND Wells Fargo Home Mortgage AND Glenn T. Shelby, P.A. AND Attorneys' Title Insurance Fund, Inc.

No certification is made concerning easements, rights-of-way, restrictions, etc. except to the extent such information was furnished and/or shown on recorded plat. Underground improvements and/or encroachments are not located except as otherwise noted. I hereby certify that this survey meets or exceeds the requirements of Rule 61G17-6, P.A.C., that there are no encroachments except as may be shown herein, and that I have consulted Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 12105C0315P dated 12/20/00, and that based on that examination this parcel appears to be located in Flood Zone X, with a base flood elevation of N/A NGVD.

THE SURVEY DEPICTED HEREIN IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

W. M. Cothorn, PL503417
W. M. Cothorn Surveying Inc., LB#7098
946 East Orange Street
Lakeland, Florida 33801
Signature Date: 04/22/03
REQUEST

Ms. Janet Sauls requests to replace five existing exterior doors on the subject building, including the ground floor front door on the east elevation, two ground floor apartment entry doors on the west elevation, and two second floor entry doors on the west elevation.

SUMMARY OF BACKGROUND INFORMATION

The subject property is a urban neighborhood lot at the northwest corner of Success Avenue and East Park Street consisting of 0.17 acres. On this property is a two-story Mediterranean Revival apartment building built circa 1926, which is a contributing building within the South Lake Morton Historic District. As a historic apartment building, it originally and currently contains four apartment units. This building features a parapet roof with barrel tile accents, a curved and stepped parapet section at the southeast corner displaying medallions, and medium texture stucco walls. A cast stone surround at the front door supports a small second-floor balcony with wrought-iron handrail. The windows consist of double-hung sash windows in 6-over-6 and 4-over-4 lite configurations, along with arched and corbelled openings that have been enclosed with jalousie windows. The front door originally consisted of two 10-lite doors underneath a 5-lite transom. The rear entry doors to each apartment originally consisted of two full-lite doors enclosed with jalousie windows on the ground floor, and two half-lite doors enclosed with jalousie windows on the second floor.

The front door and all four rear doors were replaced in September 2018 by the Applicant, without obtaining a building permit or Certificate of Review; the Applicant stated she was not aware either were needed for this type of work. The replacement doors consist of four 6-panel solid doors on the rear (west) elevation for each of the apartment unit entry doors, and a full-lite door with sidelight for the front door on the east elevation. The front door and sidelight features frosted glass with a centrally located floral motif, and the original transom window remains. The Applicant intends to paint the replacement doors to match the red trim color of the building.

After a Stop Work Order was issued by the Building Inspections Division, staff discussed the request with the Applicant and explained why the replacement doors were not appropriate for use on the subject historic building. As staff was not able to administratively approve the replacement doors as-is, the Applicant’s request was deferred to the Design Review Committee for consideration. A Building Permit has been submitted for this work and is pending issuance based on the Committee’s decision.
APPPLICABLE GUIDELINES:


The following Design Guidelines apply to this project:

Chapter 5, Windows and Doors (pages 5.12-5.13)

- Windows and doors should reflect the architectural style of the building.
- Existing doors and other decorative details contributing to the building’s character should be retained.
- Entryways and doors should retain as many original features as possible.

Not Recommended/Not Acceptable:

- Modification that alters the character of the building.
- Removal of door or window details.
- Reducing window or door size.
- Use of stock windows, doors, posts, or other items not compatible with the house.
- Reducing door size, eliminating transoms, closing side lights, removing trim around doorframe.
- Doors with lights should be appropriate for the time period; no stained glass, oval or circular windows in the doors.

ANALYSIS AND FINDINGS

Staff finds that the both types of replacement doors are not reflective of the historic character and architectural style of the contributing subject building. The front door and sidelight is incompatible as it removes the symmetry from this entryway and completely removes the double-door appearance. Additionally, six-panel solid doors are not architecturally appropriate for the rear entries, considering the full-lite and half-lite doors that were originally present. Therefore, staff is unable to support this request.

Staff suggests repairing and reusing the original double doors at the front entrance and using doors with a half-lite, 9-lite configuration with exterior mounted muntins, for the rear elevation doors.

RECOMMENDATION

Due to its inconsistency with the Design Guidelines, staff recommends denial 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  
NAME: Janet Sands  
MAILING ADDRESS: 4505 Glen Eden Lakeland 33813  
EMAIL ADDRESS: jsblsa@aol.com  
TELEPHONE NUMBER: 863-646-3881  

APPLICANT/AGENT INFORMATION  
SAME AS ABOVE  
NAME:  
MAILING ADDRESS:  
EMAIL ADDRESS:  
TELEPHONE NUMBER:  

PROPERTY ADDRESS: 1061 Success Ave.  
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:  No  
CODE ENFORCEMENT ACTION: Yes  

HISTORIC DISTRICT:  
- BEACON HILL  
- BILTMORE-CUMBERLAND  
- DIXELAND  
- EAST LAKE  
- LAKE HUNTER TERRACE  
- MUNN PARK  
- SOUTH LAKE  
CURRENT USE: Residential  

DESIGN PROFESSIONAL/CONTRACTOR/CONSULTANT:  

FOR STAFF USE ONLY  
Date Received: 9/28/18  
HPB/DRC Meeting Date: 10/25/18  
Project # HPB 18-098  
Contributing: Yes  
FMSF# SLA 6-32  
Zoning: RA-4  
Context District: UNH  
Future Land Use: RM  
Conceptual Review: Yes; HPB/DRC Final Review Meeting Date:  

APPLICATION FEE: 170.00  
(Fee applies if project cost exceeds $10,000)  
Fee Received: Yes  
Payment Type: N/A  

© D.17 ac 65' x 112' corner lot
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:
- Prior doors were rotten, wood and broken glass. French doors in front would not close properly and someone had broken glass panes. 4. Back door had jalousie half windows, they were broken and unsafe.

Proposed Project:
I have already replaced damaged doors to front of building and four back doors to each apartment.

Proposed Materials (See page 4 for types of materials needed for each building component):
The four back doors were replaced with Steel and steel doors F114560.6 and the front door with a steel door with glass panes since the opening is not big enough for current French doors. Pictures attached.

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.

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[Owner/Applicant Signature]
[Date]

9-27-18
Subject building: front (east) elevation top, south side elevation bottom
Subject building: rear (west) elevation top, north side elevation bottom.
Adjacent buildings
Adjacent buildings
Adjacent buildings