



AGENDA
HISTORIC PRESERVATION BOARD
LAKELAND ELECTRIC, CONFERENCE ROOMS 1A & 1B
June 27, 2024, 2024 8:30 A.M.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (*free of charge*) should contact the City of Lakeland ADA Specialist, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: ADASpecialist@lakelandgov.net. **If hearing impaired**, please contact the **TDD numbers**: Local – (863) 834-8333 or 1-800-955- 8771 (TDD-Telecommunications Device for the Deaf) or the **Florida Relay Service** Number 1-800-955-8770 (VOICE), for assistance.

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

- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the May 23, 2024 Historic Preservation Board meeting minutes.
- III. Old Business:
 - A. Historic Lakeland, Inc. Watch List Report (no change since last month)
 - i. 137 Lake Morton Drive
 - ii. 2430 New Jersey Road*
 - iii. 302 E. Belvedere Street *
 - iv. 632 Easton Street*
 - v. 2304 Carolina Avenue*
 - vi. 849 E. Lime Street
 - B. Staff clarification concerning permitting requirements and commercial building paint review.
- IV. New Business:
 - A. Discussion concerning reconvening the Munn Park Subcommittee.
- V. Adjourn for Design Review Committee.

MINUTES

HISTORIC PRESERVATION BOARD
City Commission Chambers
Thursday, May 23, 2024
8:30 a.m.

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

The City of Lakeland Historic Preservation Board met in Regular Session; Adam Abitbol, Ricardo Jimenez, Natalie Oldenkamp, Chris Olson, Michael Porter, MeLynda Rinker and Britney Wilson were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant, and Alex Landback, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

Chair Chris Olson called the May 23, 2024 meeting of the Historic Preservation Board (“Board”) to order at 8:30 a.m. A quorum was reached, as seven Board members were present.

II. Review and Approval of Previous Meeting Minutes

Ms. Natalie Oldenkamp motioned to approve the April 25, 2024 meeting minutes as presented. Ms. MeLynda Rinker seconded the motion. The motion passed 7—0.

III. Old Business:

A. Historic Lakeland, Inc. Watch List Report

- i. 137 Lake Morton Drive (continued from 2023)
- ii. 2430 New Jersey Road (continued from 2023)
- iii. 302 E. Belvedere Street (continued From 2023)
- iv. 632 Easton Street
- v. 2304 Carolina Avenue
- vi. 849 E. Lime Street

B. Historic Preservation Board Annual Review, May 23, 2024, following the HPB & DRC regular meetings.

IV. New Business: NONE

A. Ms. MeLynda Rinker requested to revive the Munn Park subcommittee. Ms. Rinker motioned to revive the Munn Park subcommittee. Ms. Britney Wilson seconded the motion. Discussion ensued among the Board members on whether or not the subcommittee should be revived. Ms. Foster stated that she will send out the previous Munn Park subcommittee information to all Board members and recommended not voting on the item. Ms. Rinker recommended putting the Munn Park subcommittee discussion on the Historic Preservation Board agenda in June and withdrew her motion.

V. Adjourn for Design Review Committee.

The meeting adjourned at 8:42 a.m.

The Historic Preservation Board reconvened at 9:39 a.m. for the annual review presentation by staff. Ms. Foster presented an overview of the case statistics and completed projects for the 2023 calendar year, as well as future HPB initiatives. The meeting adjourned at 10:11 a.m.

Chair, Historic Preservation Board

Senior Planner, Historic Preservation



AGENDA
DESIGN REVIEW COMMITTEE
LAKELAND ELECTRIC CONFERENCE ROOMS 1A & 1B
June 27, 2024
immediately following the Historic Preservation Board Meeting

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (*free of charge*) should contact the City of Lakeland ADA Specialist, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: ADASpecialist@lakelandgov.net. **If hearing impaired**, please contact the **TDD numbers**: Local – (863) 834-8333 or 1-800-955- 8771 (TDD-Telecommunications Device for the Deaf) or the **Florida Relay Service** Number 1-800-955-8770 (VOICE), for assistance.

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

- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the May 23, 2024 Design Review Committee meeting minutes.
- III. Review Certificates of Review administratively approved since the previous meeting.
- IV. Consideration of Certificate of Review Applications:
 - A. Oath Administration for Public Testimony by Assistant City Attorney.
 - B. [HPB24-116 – 207 E. Main Street](#) – Final Approval for the installation of an illuminated projecting sign on the building wall at the subject address. Owner: TR Hillsborough LLC. Applicant: Dixie Signs Inc.
 - C. [HPB24-128 – 2006 Seminole Trail](#) – Final Approval for the major rehabilitation to the single-family house at the subject address. Owner: Mr. Johnathon Beaty. Applicant: Old World Builders.
 - D. [HPB24-129 – 1002 Josephine Street](#) – Final Approval for the major rehabilitation of the single-family house at this address, as well as the new construction of a building addition to the house and an accessory dwelling unit. Owner: Mr. Roy Brunson. Applicant: Mr. Damon Pride and Mr. Aaron Coy.
 - E. [HPB24-134 – 1016 Dorothy Street](#) – Final Approval for the installation of new front porch columns and the enclosure of the porte cochere on the house at the subject address. Owner/Applicant: Mr. Kenneth Rohrer.
- V. Other Business: NONE
- VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE

City Commission Chambers

Thursday, May 23, 2024

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

The City of Lakeland Historic Preservation Board's Design Review Committee met in Regular Session; Ricardo Jimenez, Natalie Oldenkamp, Chris Olson, Michael Porter, MeLynda Rinker and Britney Wilson were present. Historic Preservation Board member Adam Abitbol was also present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation, Christelle Burrola, Planning Assistant, and Alex Landback, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

The meeting was called to order by Chair MeLynda Rinker at 8:42 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Mr. Chris Olson motioned to approve the April 25, 2024 meeting minutes. Ms. Natalie Oldenkamp seconded the motion. The motion passed 6—0.

III. Review of Certificates of Review administratively approved.

A list of fifteen (15) administratively approved Certificate of Review projects covering the period 4/18/24-5/16/24 was included with the agenda packet. There were no additional questions or comments about these projects.

IV. Consideration of Certificate of Review Applications:

A. Oath Administration for Public Testimony by Assistant City Attorney Alex Landback.

B. HPB24-095 – 731 S. Missouri Avenue – Final Approval for replacement siding, front porch alterations, and enclosing and replacing door and window openings on the house at the subject address. Owner/Applicant: Mr. Guy Afriat.

Chair Rinker introduced the request and then asked if there were any conflicts of interest pertaining to this agenda item. There were no conflicts.

Ms. Emily Foster presented the staff report, stating the subject property is an interior lot that is 0.15 acres in size. On this property is a two-story Frame Vernacular house built circa 1910, which is a contributing building in the Dixieland Historic District. Architectural features include a gable roof, brick chimney, hipped roof front porch supported by metal columns and handrail, and double-hung sash windows. Alterations to the house include a shed roof side addition, the installation of asbestos shingle siding in place of the original wood siding, the replacement of several original window sashes with fixed and awning windows, the removal of original front porch wooden columns, and the partial enclosure of the front porch. Historically, this house was built as a single-family home; however, it was converted to four apartments several decades ago. Due to years of deferred maintenance, the house is in poor, but repairable condition. As part of an extensive rehabilitation of the house to return it to single-family use, the Applicant requests to make the following alterations:

1. Remove all existing asbestos siding on the house and replace it with textured composite lap siding with a 7-inch exposure and wood grain texture.
2. Replace all existing windows with composite, single-hung sash windows matching the existing opening sizes.

3. Replace exterior doors with fiberglass three-quarter lite and half-lite doors
4. Enclose three window opening on the north side elevation and relocate two window openings on the rear elevation. Relocate one window on second floor, south side elevation. Enclosed window openings will be infilled with typical wall framing and lap siding.
5. Convert one door opening to a window on the front elevation of house (non-historic, used for dividing the house into apartments previously). Enclose one door opening on second floor south side elevation with typical wall framing and lap siding.
6. Remove metal columns and handrail on front porch and replace with square wooden columns and wood handrail. (this is not detailed on elevation drawing). The Applicant also plans to remove the metal roof and replace with fiberglass shingles; however, this request can be reviewed and approved administratively by staff.

Ms. Foster stated that the request was evaluated using Secretary's Standards for Rehabilitation #2, #5, #6, 9, #10 and Chapter 6 of the Design Guidelines for Historic Properties. Staff finds that the request meets the Standards, as the features requested to be replaced are either not original historic fabric (asbestos shingle siding, aluminum windows, metal porch columns and handrail), or the original fabric (windows) is deteriorated beyond reasonable repair. The window and door enclosures/conversion are requested for primarily secondary elevations of the house and will not adversely affect its architectural character or integrity. The requested door enclosure on the front of the house is not a historic feature. Staff recommends preserving and repairing the central window with leaded glass on the front elevation of the house, as this is one of the few historic features remaining. Staff recommends Final Approval of the request with the following conditions:

1. Exterior siding must include the use of corner boards of an appropriate width at every corner of house,
2. Windows must be installed with a recess into the wall to provide a shadowline; window casing must include a traditional sill. Paired or grouped windows must have a vertical mullion of at least 4 inches wide.
3. Preserve and repair the central window with leaded glass on the front elevation, first floor.
4. Front porch columns must include a simple capital and base compatible with the Frame Vernacular architectural style of the subject house.

Chair Rinker asked if the Applicant had any additional comments or questions. Mr. Guy Afriat was present in support of the request.

In response to Chair Rinker, Mr. Afriat stated he agree's to staff's recommended conditions.

In response to Mr. Afriat, Ms. Foster stated the primary reason why a black metal roof finish is not allowed per the design guidelines is because it was not historically available during the period of significance for the Dixieland Historic District.

In response to to Chair Rinker, Ms. Foster stated the design guidelines allows for a galvanized finish or neutral subdued colors for metal roofs.

There were no public comments.

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

- C. **HPB24-096 – 727 S. Missouri Avenue** – Final Approval for replacement siding, front porch alterations, and enclosing and replacing door and window openings on the house at the subject address. Owner/Applicant: Mr. Guy Afriat.

Chair Rinker introduced the request and then asked if there were any conflicts of interest pertaining to this agenda item. There were no conflicts.

Ms. Emily Foster presented the staff report, stating the subject property is an interior lot that is 0.15 acres in size. On this property is a two-story Frame Vernacular house built circa 1910, which is a contributing building in the Dixieland Historic District. Architectural features include a gable

roof, brick chimney, hipped roof front porch supported by metal columns and handrail, and double-hung sash windows. Alterations to the house include a shed roof side addition, the installation of asbestos shingle siding in place of the original wood siding, the replacement of several original window sashes with fixed and awning windows, the removal of original front porch wooden columns, and the partial enclosure of the front porch. Historically, this house was built as a single-family home; however, it was converted to three apartments several decades ago. Due to years of deferred maintenance, the house is in poor, but repairable condition. As part of an extensive rehabilitation of the house to return it to single-family use, the Applicant requests to make the following alterations:

1. Remove all existing asbestos siding on the house and replace it with textured composite lap siding with a 7-inch exposure and wood grain texture.
2. Replace all existing windows with composite, single-hung sash windows matching the existing opening sizes.
3. Replace exterior doors with fiberglass three-quarter lite and half-lite doors.
4. Enclose one window opening on the north side elevation and relocate one window opening on the rear elevation. Enclosed window openings will be infilled with typical wall framing and lap siding.
5. Enclose two door openings on the front elevation of house (non-historic, used for dividing house into apartments previously) with typical wall framing and lap siding. Convert one window opening on north side elevation to a door opening.
6. Remove metal columns and handrail on front porch and replace with square wooden columns and wood handrail. The Applicant also plans to remove the metal roof and replace with fiberglass shingles; this request can be reviewed and approved administratively by staff.

Ms. Foster stated that the request was evaluated using Secretary's Standards for Rehabilitation #2, #5, #6, 9, #10 and Chapter 6 of the Design Guidelines for Historic Properties. Staff finds that the request meets the Standards, as the features requested to be replaced are either not original historic fabric (asbestos shingle siding, aluminum windows, metal porch columns and handrail), or the original fabric (windows) is deteriorated beyond reasonable repair. The window and door enclosures/conversion are requested primarily for secondary elevations of the house and will not adversely affect its architectural character or integrity. The door openings on the front of the house that are requested to be enclosed are not historic features. As the subject house did not originally have asbestos siding, staff finds that the use of fiber-cement lap siding for replacement siding is consistent with the Design Guidelines. Additionally, the requested window and door replacements are appropriate in size, configuration, and material. Finally, the use of simply designed wood columns and handrail is compatible with the architectural style of the house and consistent with the Design Guidelines. Staff recommends Approval of the request with the following conditions:

1. Exterior siding must include the use of corner boards of an appropriate width at every corner of house,
2. Windows must be installed with a recess into the wall to provide a shadowline; window casing must include a traditional sill. Paired or grouped windows must have a vertical mullion of at least 4 inches wide.
3. Front porch columns must include a simple capital and base compatible with the Frame Vernacular architectural style of the subject house.

Chair Rinker asked if the Applicant had any additional comments or questions. Mr. Guy Afriat was present in support of the request.

In response to Chair Rinker, Mr. Afriat stated he agree's to staff's recommended conditions.

In response to Mr. Michael Porter, Mr. Afriat stated the chinneys in both the homes on Missouri Avenue (727 and 731 Missouri Avenue) are in really bad shape and are falling apart.

In response to Mr. Porter, Mr. Afriat stated the intention is to remove all the chimneys from both homes.

Ms. Foster stated removal of the chimneys would have to be approved by the Design Review Committee.

In response to Chair Rinker, Mr. Afriat stated he is open to salvaging the metal hand rails on both homes.

Discussion ensued among the Committee regarding the removal of the chimneys.

There were no public comments.

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

Mr. Chris Olson made a motion to reopen the previous item (**HPB24-095**) to reconsider the original vote. Ms. Natalie Oldenkamp seconded the motion. The motion passed, 6—0.

Mr. Olson made a motion for final approval of the request with the conditions recommended by staff and amend the scope of work to include the removal of the fireplace/chimneys. Ms. Natalie Oldenkamp seconded the motion. The motion passed, 6—0.

D. HPB24-103 – 549 W. Hancock Street – Final Approval for the new construction of a single-family house and detached garage at the subject address. Owner: Consult 1 LLC. Applicant: Waller Construction, Inc.

Chair Rinker introduced the request and then asked if there were any conflicts of interest pertaining to this agenda item. There were no conflicts.

Ms. Emily Foster presented the staff report, stating the subject property is a historically platted lot at the northeast corner of W. Hancock Street and S. Ohio Avenue and consists of 0.16 acres. This lot is currently vacant and has alley access at the rear (north side) of the property. The Applicant requests to build a one-story, single-family house consisting of approximately 1,821 square feet of living area. The home will feature a neo-traditional aesthetic reflecting elements of the Craftsman Bungalow architectural style, such as a gabled roof and gabled front porch supported by tapered columns on brick plinths, windows with a three-over-one lite configuration, and a front entry consisting of a quarter-lite Craftsman style front door. The house plan features an integrated porch on the rear elevation of the house. A detached garage consisting of 400 square feet is proposed to be constructed in the rear yard, which will be accessed from the alley. Materials proposed for the new house include:

- A concrete stem wall foundation raised 21 inches above grade
- Hardie lap siding with a 6-inch exposure, Hardie shingle siding in the gables, and Hardie trim and casing
- Vinyl single-hung sash windows with 4-inch mullions between paired/grouped windows
- All man doors will be Fiberglass with quarter-lite; Craftsman style and the Garage door will be steel.
- Fiberglass architectural shingles on 6/12 pitch roof.
- Hardie fascia; Hardie vented soffit
- The gable fretwork will consist of stained wood
- The porch will have a concrete floor and steps, Hardie-wrapped tapered columns with pre-cast concrete capitals and brick veneered plinths, and a Craftsman-style aluminum handrail.

The site plan proposed for the proposed new construction shows orientation of the home's front façade towards West Hancock Street. The proposed building setbacks and porch depth for the house meet the Land Development Code's Urban Neighborhood Standards.

Ms. Foster stated that the request was evaluated using Chapter 4 of the Design Guidelines for Historic Properties. Adjacent to the subject property along West Hancock Street exist several one-story houses that exhibit the Bungalow, Frame Vernacular, and Mediterranean Revival styles. Staff finds that the proposed new house is compatible in massing and scale to contributing Bungalow houses found throughout the Dixieland Historic District. The scale and proportion of the architectural elements of the house, including roof pitch and floor-to-ceiling heights, is also compatible with adjacent structures. Staff finds that the proposed materials are consistent with residences in the surrounding neighborhood and the Design Guidelines. The design of the house displays a neo-traditional style that is compatible with the architectural character of the District. Features such as the front-gabled porch supported by tapered columns on brick plinths, lap siding with shingle siding in gables, windows with a three-over-one lite configuration and a Craftsman-style front door are consistent with historical architectural styles found in the neighborhood, as well as the Design Guidelines. Finally, the proposed placement of the house on the lot is consistent with the Design Guidelines and Urban Neighborhood Standards in terms of orientation, building setbacks, and porch depth. The front yard building setback, at 15 feet, is the minimum required by the Code and is compatible with the houses adjacent to and across the street from the subject property; 539 W. Hancock Street to the east of the subject property is setback approximately 21 feet from the property line and 544 and 548 W. Hancock Street across the street from the subject property is setback approximately 15 feet from the property line. Staff recommends Final approval of the request with the following conditions, to be reviewed and approved by staff prior to permitting:

1. Windows must be recessed to provide a shadow line and not installed flush to the exterior wall surface. Windows also must include historically appropriate trim, including header and sill.
2. Submittal of an exterior paint palette.

Chair Rinker asked if the Applicant had any additional comments or questions. Mr. Brian Waller was present in support of the request, but had no additional comments or questions.

In response to Chair Rinker, Mr. Waller stated he agree's to staff's recommended conditions.

There were no public comments.

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

V. Other Business: NONE

VI. Adjournment: There being no further business, the meeting was adjourned at 9:32 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation

Number	Location	Description	Milestone	Approved
Historic Preservation (20)				
Minor Review (20)				
HPB24-104			Approved	05/17/24
	1818 CHEROKEE TRL, LAKE LAND, FL 33803	Remove 90' of existing 4' chain link fence and install 120' of 4' vinyl fence with double gate on new property line. The north side fence on the property line will be privacy. The west side with the gate will be picket to match the existing street side fencing.		
HPB24-110			Approved with Conditions	05/17/24
	606 PARK ST E, LAKE LAND, FL 33803	Replace 13 non-historic windows, size for size, using 12 AMI model 3001 vinyl double-hung sash windows with a one-over-one lite appearance (FL#11720.9) and one AMI model 3004 PVC fixed window (FL#9909.19).		
HPB24-112			Approved	05/20/24
	1201 FLORIDA AVE S, LAKE LAND, FL 33803	Installation of a 10' wide by 4' tall metal shed awning above the entrance to the new Italian Ice shop located in the former car wash of the Marathon filling station.		
HPB24-111			Approved with Conditions	05/22/24
	726 SOUTH BLVD, LAKE LAND, FL 33801	Replacing a total of 50 existing windows, consisting of historic wood casement and double-hung sash windows and non-historic aluminum awning windows with aluminum casement, single-hung sash, and one fixed window with exterior grids to match the existing and replicate on awning window openings. All rotten wood & unlevelled sills around the windows will be replaced in-kind. The historic windows are beyond repair (rotted, bowed, non-functional) and unreasonable to repair. Previous application was denied and corrections have been made to the application.		
HPB24-115			Approved	05/22/24
	118 BLUEFIELD AVE, LAKE LAND, FL 33801	Install 72 linear feet of 6 ft. tall wood privacy fence along side yard and 50 linear feet of 4 ft. tall wood picket fence at		
HPB24-114			Approved	05/22/24
	319 HANCOCK ST W, LAKE LAND, FL 33803	Install 176 linear feet of 6' H Stockade Wood fence in back yard of subject property.		
HPB24-117			Approved	05/23/24
	319 BELMAR ST W, LAKE LAND, FL 33803	Install 3 linear feet of 6 ft. tall board on board wood fence; remove 43 linear feet of existing white PVC fence and reinstall 40 linear feet of white 6 ft. tall PVC fence along side property line; install 11 linear feet of new 6 ft. tall white PVC fence along rear of property setback 4 feet from alley.		
HPB24-119			Approved	05/28/24

205 PARK ST W, LAKELAND, FL 33803

Remove existing doors and replace with new size for size. Replacement front door is a composite edge glazed (full lite) fiberglass door (FL#20461.9) and replacement rear door is a composite edge opaque fiberglass door (FL#20461.1).

[HPB24-123](#)

Approved

06/03/24

807 PARK HILL AVE, LAKELAND, FL 33801

Installation of a whole house backup generator on the south side elevation of the house on the subject property.

[HPB24-124](#)

Approved

06/03/24

126 KENTUCKY AVE S, LAKELAND, FL 33801

Replacement of the damaged 9-lite front door at 126 S Kentucky Avenue with a fiberglass full-lite replacement door.

[HPB24-126](#)

Approved

06/05/24

128 PATTERSON ST W, LAKELAND, FL 33803

Adding a 15' x 32' screen enclosure to the in-ground swimming pool approved under Certificate of Review HPB24-082.

[HPB24-127](#)

Approved

06/06/24

1006 PENNSYLVANIA AVE, LAKELAND, FL 33803

Installation of 130 linear feet of 6 ft. tall wood board-on-board fence with 2 walk gates in back yard of subject property.

[HPB24-125](#)

Approved

06/07/24

539 HANCOCK ST W, LAKELAND, FL 33803

Replacement of front door with craftsman style door.

[HPB24-131](#)

Approved

06/07/24

128 PATTERSON ST W, LAKELAND, FL 33803

Installation of 161 linear feet of 6 ft. tall tan vinyl privacy fence along east side and rear property lines, along with 2 walk gates.

[HPB24-132](#)

Approved

06/07/24

721 COLLEGE AVE, LAKELAND, FL 33801

Replacing brick pillars with cinder blocks with faux brick covering to match. Replacing wood columns with fiberglass columns in similar design as existing. Replacing wood siding on second floor porch with fiber-cement siding to match profile and dimension of existing.

[HPB24-135](#)

Approved

06/10/24

126 LAKE MORTON DR, LAKELAND, FL 33801

Seminole built chickee covered structure (no electrical or plumbing) built of natural wood and palm fronds. 21.2 feet wide by 14.5 feet long by 12 feet tall (median roof height). Located in rear yard of subject property.

[HPB24-136](#)

Approved

06/12/24

116 WALNUT ST W, LAKELAND, FL 33815

Installation of 149 linear feet of black-coated chain-link 6 ft. tall fence with 2 gates in rear yard of subject property.

HPB24-122 421 BELVEDERE ST W, LAKELAND, FL 33803 Installation of a below ground pool in rear yard of subject property.	Approved	06/13/24
HPB24-137 1016 DAKOTA AVE S, LAKELAND, FL 33803 INSTALL CONCRETE 10' X 20' DRIVEWAY WITH A 3' X 18' WALKWAY TO DWELLING.	Approved	06/14/24
HPB24-138 409 HUNTER ST, LAKELAND, FL 33803 DEMO REMOVE INSTALL NEW CONCRETE DRIVEWAY INSTALL 10' X 30' PAD WITH A 3' X 18' WALKWAY TO DWELLING	Approved	06/14/24

Total Planning Projects Approved: 20



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
June 27, 2024**

Project #	HPB24-116
Project Type	Internally Illuminated Projecting Sign
Property Address	207 E. Main Street
Historic Name(s)	N/A
Historic District; FMSF#	Munn Park Historic District; N/A
Owner/Applicant	TR Hillsborough LLC / Dixie Signs Inc.
Zoning; Future Land Use; Context District; SPI	C-7; Regional Activity Center; Urban Center; N/A
Existing Use	Commercial
Adjacent Properties	Commercial and Civic
Previous Approvals	Illuminated projecting sign for Hakucho LLC restaurant on ground floor, 2/22/2024 (HPB24-019); Architectural Ornamentation, Repainting, 5/24/2019 (HPB19-106); Painting, Fixtures, Door/Window Repairs, 6/10/2021 (HPB21-129); Replace Part of Storefront with Door, 7/15/2022 (HPB22-139); Replace Exterior Storefront and Doors, 1/4/2024 (HPB24-004).

REQUEST

The Applicant requests Final Approval for an internally lighted projecting sign installed on the subject building’s front/north elevation.

SUMMARY OF BACKGROUND INFORMATION

The subject property is located along E. Main Street between S. Tennessee and S. Kentucky Avenues, directly south and across from Munn Park. The subject building is a two-story commercial building that was constructed in 1981 and is a non-contributing structure in the Munn Park Historic District. This building consists of three tenant spaces on the ground floor, with separate office spaces on the second floor. The east and west tenant spaces are currently occupied by Linkster’s and Black and Brew, respectively, with the central tenant space on the ground floor being built out for the Hakucho restaurant. The central second floor space will be an office for Creative Contractors.

The project proposes to install an internally lighted projecting sign on the front facade of the subject building. The overall size of the sign is 6.25 square feet (30 inches by 30 inches). The design of the sign consists of an aluminum cabinet and aluminum sign faces with a 1-inch white acrylic push-thru logo and ¾-inch push-thru text. The logo will have a half-inch reveal, while the text will have a quarter-inch reveal. Only the logo and text will be lighted by internal LED illumination. The sign will be installed to the building wall face with a custom fabricated square tube support arm. Both the sign and support arm will be painted and or finished.

APPLICABLE GUIDELINES:

The Secretary of Interior’s Standards for Rehabilitation (“Standards”) and the City of Lakeland’s Design Guidelines for Historic Properties (“Design Guidelines”) are the basis for review per the City of Lakeland Land Development Code (LDC), Article 11: Historic Preservation Standards. In addition to these standards, the Dixieland CRA Commercial Corridor Design Guidelines (“Sign Guidelines”) are used to review signage design in commercial areas within the City’s Historic Districts.

The following *Design Guidelines* apply to this project:

Chapter 4: Historical Development Patterns and New Construction

Sub-Chapter 4.12.9 Signage and Awnings

- Retention and maintenance of original signage and awnings.
- Replace original signage, awnings and canopies that are deteriorated with similar features that are compatible with the host structure.
- Signage, awnings and canopies that create contrasting conditions or incompatible with the requirements in the Land Development Code are not acceptable.

The following *Dixieland CRA Commercial Corridor Design Guidelines* apply to this request:

Chapter VI. Miscellaneous Standards, Section C. Sign Standards

- Projecting signs are a permitted sign type.
- Cabinet signs are prohibited.
- Signs shall relate to, and help define and enhance, the architectural features of the building, rather than cover or disturb design features, and shall be placed to establish façade rhythm, relative to the architecture of a building.
- The scale of signs shall be appropriate for the building on or near which they are placed and the area in which they are located. The size and shape on a sign shall be proportional with the scale of the structure. Small storefronts shall have smaller signs than larger storefronts.
- Signs shall be designed so that they are integrated with the design of the building and the building's use. A well-designed building façade or storefront is created by the careful coordination of sign design, architectural design, and color scheme.
- Pedestrian-oriented signs are encouraged. These signs shall be read easily and comfortably from the sidewalk or street.
- Creative design is strongly encouraged; colors shall be selected which contribute to legibility and design integrity.
- Graphics on all signs shall be dimensional in nature.
- Projecting Signs: Each business or tenant shall have no more than one (1) projecting sign per building. Projecting signs mounted at a height of fifteen (15) foot or lower from the finished sidewalk to the bottom of the sign shall not exceed eight (8) square feet. Projecting signs mounted higher than fifteen (15) foot from the finished sidewalk to the bottom of the sign shall not exceed twenty-five (25) square feet in sign area. Projecting Signs shall be located adjacent to the building entrance or tenant space. Projecting signs may only project forty-two (42) inches from the building wall. Projecting signs shall maintain an eight (8) foot clearance, between the finished sidewalk and the bottom of the sign, in all pedestrian walkways. Projecting signs shall not extend over public or private streets, parking lots, or street accesses.

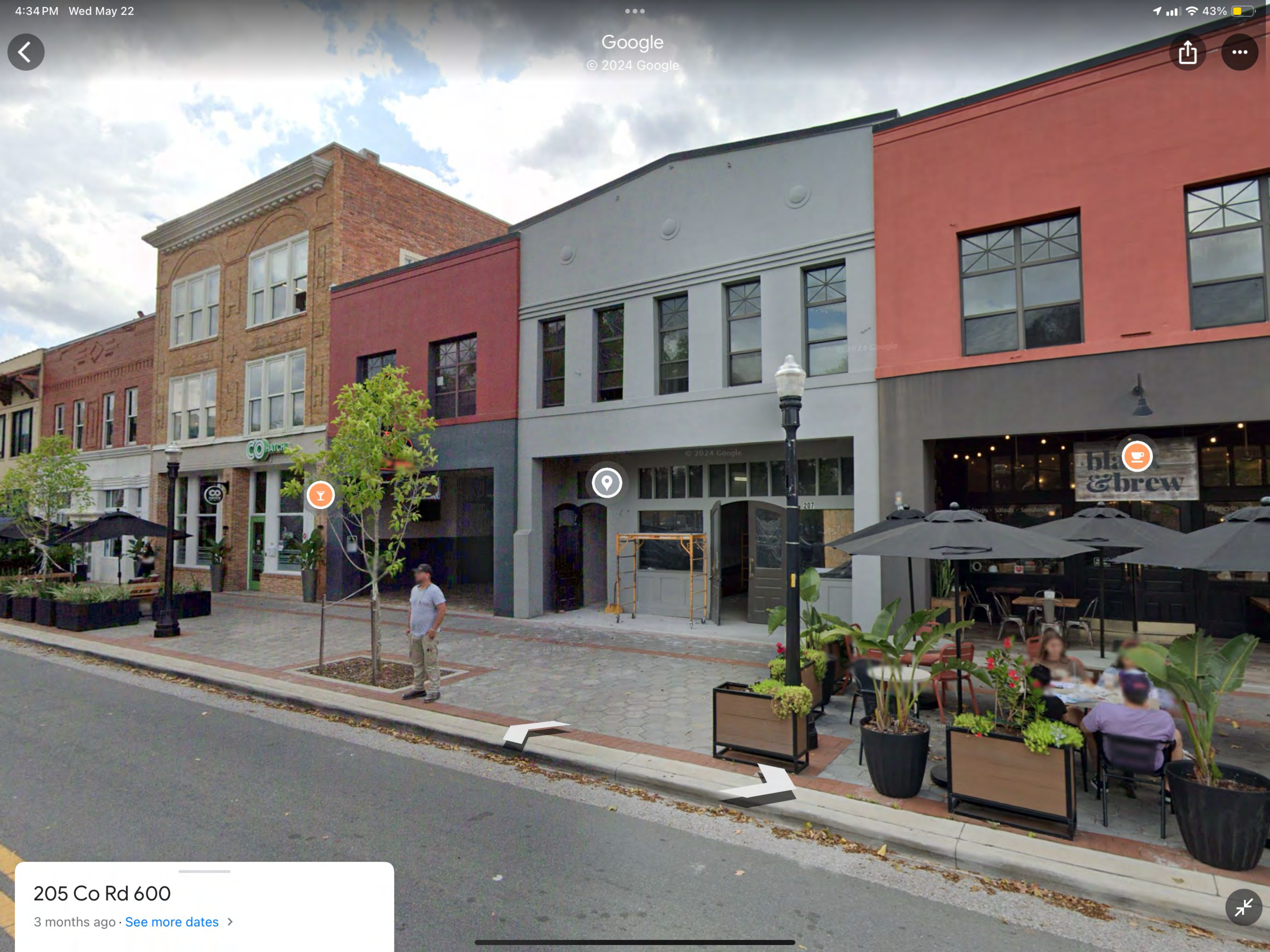
ANALYSIS:

Staff finds that the design, size, and internal illumination of the requested sign as presented by the Applicant meets the Sign Guidelines and Standards and is not determined to be cabinet signage due to only the logo and text being lighted.

STAFF RECOMMENDATION:

Final Approval of the request as submitted.

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



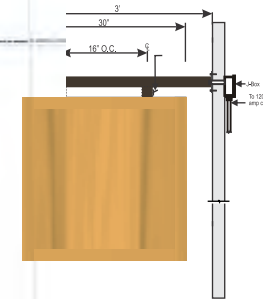
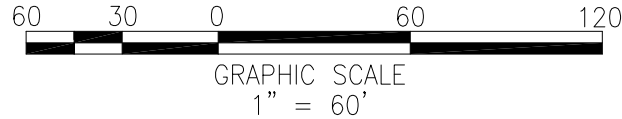
205 Co Rd 600
3 months ago · [See more dates](#) >



 - Property Line
 - Projecting Sign

Parcel ID : 242818211516000040
 Short Legal Desc : PARK GRACE AT MAIN STREET
 CONDO BK 18 PG 41 & OR 7596 PGS 1-36 UNIT 4
 & AN UNDIVIDED INT IN THE COMMON ELEMENTS

Proposed



Job Name: _____
 Creative Contractors
Job Address: _____
 207 E. Main St.
 Lakeland, FL 33801
Job #: 050542
Date: 5-10-24
SP: PAM
Drawn by: ams
File: X:\PLT files\
 2009-present\C\
 creative contractors\
 Creative Projecting sign
 site plan.cdr

Sheet No. 1

REVISIONS
 Rev / date / by / description



2930 Drane Field Rd.
 Lakeland, FL 33811
 863.644.3521 fax 644.3524
 www.dixiesignsinc.com

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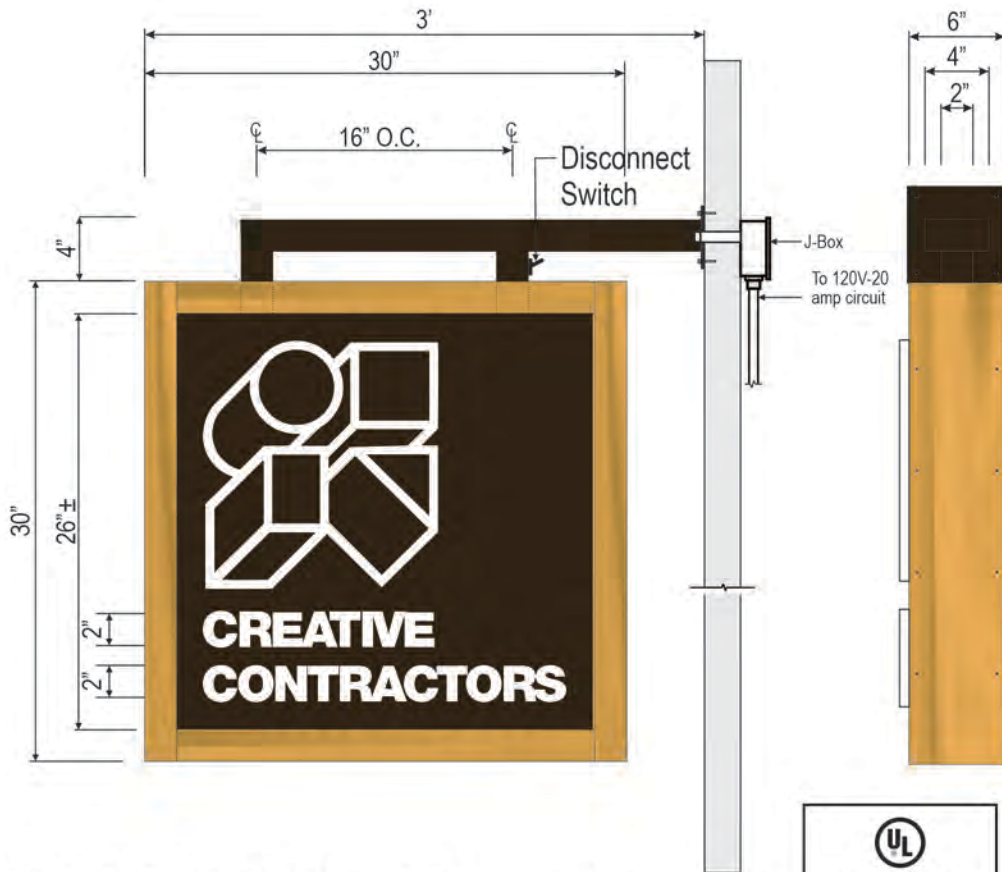


PLEASE CHECK THOROUGHLY: We cannot be held responsible if you APPROVE an incorrect art proof.

I HAVE REVIEWED THE ABOVE SPECIFICATIONS, FULLY UNDERSTAND THE WORK TO BE PERFORMED, AND HEREBY AUTHORIZE THIS PROJECT TO BEGIN.

CLIENT APPROVAL: DATE: ___/___/___
 OK to proceed with NO CHANGES
 Make changes and SHOW ANOTHER PROOF
 OK to proceed with NOTED CHANGES

LANDLORD APPROVAL: DATE: ___/___/___
 OK to proceed with NO CHANGES
 Make changes and SHOW ANOTHER PROOF
 OK to proceed with NOTED CHANGES



Proposed



Existing



Night View

D/F Projecting Building Sign

Scale: 1" = 1'-0"

Scope of Work:

- Manufacture and Install NEW Internally Illuminated Creative Contractors Projecting Sign

Cabinet: Aluminum fabricated with Internal LED illumination. Wrapped with Clear Finished Cypress Frame.

Faces: Aluminum routed face with 1" white acrylic push-thru Logo, allowing 1/2" reveal on the face and 3/4" white acrylic push-thru Copy, allowing 1/4" reveal on the face.

Mounting: Sign to be installed to building with custom fabricated square tube support arm.

Colors:

Cabinet - Duranodic Bronze
 White - White
 Trim - Smooth cut Clear Finished Cedar
 Background Wall - approx. PMS 5445c

Sign is UL wired and labeled UL approved
 Dixie Signs, Inc.
 UL #E133744
 Complies with current NEC (National Electric Code)

Note: City of Lakeland, FL requires for all electric signs either a photo cell plus standard time clock - or - an astronomical time clock to pass separate final elect. inspection.

Square Footage:
 2'-6" x 2'-6" = 6.25 sf

Survey 5-1-24
Kevin

Job Name:
 Creative Contractors
Job Address:
 307 E. Main St.
 Lakeland, FL 33801
Job #: 050542
Date: 3-12-24
SP: PAM
Drawn by: MJD
File: X:\PLT files\
 2009-present\C\
 creative contractors\
 Creative Projecting.cdr

Sheet No. 1

REVISIONS
 Rev / date / by / description
 R1/3-28-24/ams/update colors and add wood element per example pictures
 R2/5-8-24/ams/added wall color and height site details

2930 Drane Field Rd.
 Lakeland, FL 33811
 863.644.3521 fax 644.3524
 www.dixiesignsinc.com

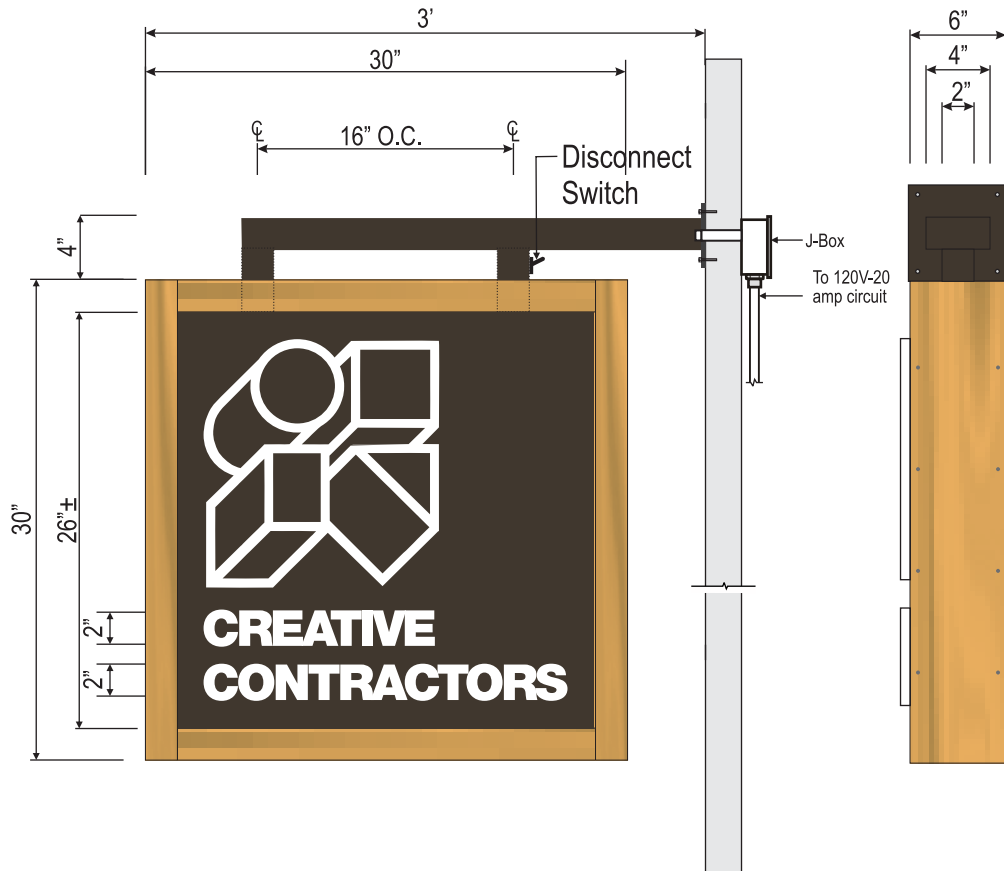
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 SIGNED: _____
 OK to proceed with NO CHANGES
 Make changes and SHOW ANOTHER PROOF
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LANDLORD APPROVAL: DATE: ___/___/___
 SIGNED: _____
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 Creative Contractors
Job Address:
 207 E. Main St.
 Lakeland, FL 33801
Job #: 050542
Date: 3-12-24
SP: PAM
Drawn by: ams
File: X:\PLT files\2009-present\C\creative contractors\Creative Projecting P&E.cdr

Sheet No. 1

REVISIONS
 Rev / date / by / description

D/F Projecting Building Sign
 Scale: 1" = 1'-0"

Scope of Work:

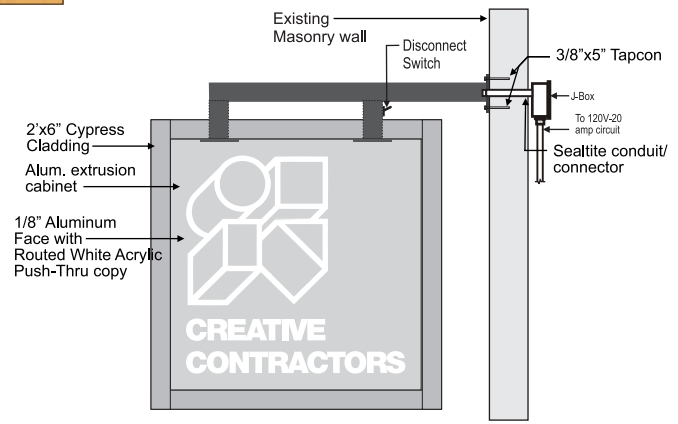
- Manufacture and Install NEW Internally Illuminated Creative Contractors Projecting Sign

Cabinet: Aluminum fabricated with Internal LED illumination. Wrapped with Clear Finished Cypress Frame.

Faces: Aluminum routed face with 1" white acrylic push-thru Logo, allowing 1/2" reveal on the face and 3/4" white acrylic push-thru Copy, allowing 1/4" reveal on the face.

Mounting: Sign to be installed to building with custom fabricated square tube support arm.

Colors:
 Cabinet - Duranodic Bronze
 White - White
 Trim - Smooth cut Clear Finished Cedar
 Background Wall - approx. PMS 5445c



S/F Cabinet Section View:
 Scale: nts


 2930 Drane Field Rd.
 Lakeland, FL 33811
 863.644.3521 fax 644.3524
 www.dixiesignsinc.com

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 OK to proceed with NOTED CHANGES



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
June 27, 2024**

Project #	HPB24-128
Owner Applicant	Johnathon and Michele Beaty Mr. Shane McCawley, Old World Builders
Property Address; Historic Name	2006 Seminole Trail; N/A
Project Type	Major Rehabilitation
Historic District; FMSF#	Beacon Hill Historic District; N/A
Zoning; Context District; Future Land Use	RA-1; Urban Neighborhood Context District; Residential Medium (RM)
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	Replacing 3 doors, 12/18/2019 (HPB19-238).

REQUEST

On behalf of the property owners, the Applicant requests Final Approval for the major rehabilitation of the existing house on the subject property, including replacement windows and doors, roofing, new cladding, two small side additions, and a new entry feature.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot (Beacon Hill Subdivision, Block 2, Lots 4 less east 24 feet and north half of 3 less 24 feet) consisting of 0.26 acres. Located on the subject property is a one-story house in the Modern Hip Cottage architectural style, which was constructed circa 1955, and is a non-contributing building in the Beacon Hill Historic District. The house has a hipped roof, painted masonry block walls, an attached front-loaded single garage, non-original single or double-hung sash windows, and a front entry stoop supported by a round column and a front-facing entry door. This house has 1,681 square feet of living area.

The request proposes to undertake a major rehabilitation to the exterior of the house, to include the following alterations:

- Replace the existing single/double-hung sash windows with new vinyl casement windows and enlarging the window openings to accommodate casement window egress requirements.
- Front elevation (west): relocate front door within new front entry entry feature on the front façade. Front door will be side-oriented, facing north. Add concrete front porch, steps, and ramp.
- South side elevation: Remove two window openings to add two 20.4 square feet closets (2'-6" x 8'-2") for the bedrooms on this side of the house. Convert one central window to a door opening.
- North side elevation: Remove one window and relocate the door opening.
- Rear elevation (east): remove five windows and one door on the rear elevation; modify the existing window openings to accommodate casement windows and a new sliding glass door.
- Convert garage to conditioned space; remove garage door and add a double vinyl casement window.
- Modify the roof to increase the central hipped roof height at the front of house to accommodate an elevated slant roof entry feature over new front porch; roofing will be shingles to match existing. Aluminum fascia to be added.

- Clad exterior of entire house with cementitious stucco in two textures: smooth stucco over CMU for the walls of the house and heavy texture stucco over expanded polystyrene (EPS) insulation for the foundation of the house. Aluminum longboard material to be installed on vertical accent features (front entry and closet additions on south side elevation).
- Replace existing walkway and driveway with new concrete walkway and driveway.

To provide additional context for this request, the proposed design did not receive preliminary review by staff prior to the Applicant applying for a building permit. A building permit application (BLD24-01632) was submitted on June 3, 2024 for the requested alterations. Historic Preservation staff returned permit review comments stating the need for Design Review Committee approval, and communicated several inconsistencies of the proposed design with the *Design Guidelines for Historic Properties*. Staff offered to submit this request to the Design Review Committee for Conceptual Approval in order to facilitate a discussion between the Applicant and Board/Committee members about the project, but the Applicant preferred to seek Final Approval.

The Applicant stated that he had discussed this project with architect Victor Prebor prior to plans being created for this project. According to this discussion, Mr. Prebor conveyed that he had an informal conversation about altering the subject house with Design Review Committee members some time ago following a Committee meeting, after seeking approval for a different and unrelated project. Mr. Prebor received feedback that although the house is non-contributing, that there were guidelines to abide by, and to avoid constructing a second story. The addition and alterations to 1815 Seminole Trail, which were approved by the Design Review Committee in 2017 (HPB17-166), were reportedly referenced as an example to follow for the alterations to the subject house. Mr. Prebor was under the impression that the proposed design for the subject house was comparable to 1815 Seminole Trail, and conveyed this to the homeowner, who proceeded to move forward with contracting with the Applicant for construction. The homeowner has since secured a temporary residence and moved their belongings to storage in preparation for the remodel.

While conducting site visits on June 14, 2024, staff discovered that construction has already begun on the house without the issuance of a Certificate of Review or Building Permit, resulting in the interior being gutted and all windows removed; this was reported to Building Inspection and Code Enforcement staff.

The proposed changes to the front entry and small additions for closets on the south side elevation are within the allowed building setbacks required by the City's Land Development Code.

APPLICABLE GUIDELINES:

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

The following *Standards* apply to this request:

Standard #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.

The following *Design Guidelines* apply to this project:

Chapter 6 Exterior Architectural Features: Alteration and Maintenance.

General Guidelines:

- Architectural details should be compatible with the architectural style of the building's original design.

- Protect existing architectural details, and retain distinctive features such as size, scale, mass, color, and materials of buildings, including roofs and porches that give the neighborhood its distinguishing character.
- Retain the basic plan of the building.
- Repair or replace deteriorated material with new material that duplicates the old as nearly as possible. If the original detail cannot be maintained or replaced in its original form, it should be modified without disturbing the character of the structure.
- Align common elements, such as windows, doors, canopies, etc.

Sub-Chapter 6.1 Roofs and Eaves

- Retain roof features that contribute to the architectural character of the house.
- Roof materials and form that are incompatible with the architectural style and character of the structure are not acceptable.

Sub-Chapter 6.3 Front Doors and Entrances

- Doors and entrances should be preserved and maintained as original features that contribute to the architectural character of the structure.
- Doors and entrances should be compatible with the style of the house.
- Maintain door openings that keep the same proportions as originally built; door opening should not be enlarged to accommodate different size doors.
- Door head heights that are consistent with widow heights throughout the structure.
- Entryways and doors that retain as many of their trim features as possible.
- Replacement doors, storm doors and screen doors that are appropriate to the style of the host structure.
- Removal, covering up or destroying original entryway and door trim or other architectural features is not acceptable.

Sub-Chapter 6.4 Windows for Non-Contributing Buildings

- Frame windows in materials, casing, and trim that appear similar in scale, proportion, and design to those used traditionally in the neighborhood.
- Concrete block and stucco homes should also include window and door sills.
- Use single-hung sash, double-hung sash, awning, horizontal slider, or casement windows where appropriate.
- Existing jalousie, awning, metal and vinyl replacement windows may be replaced with windows that are typical for the architectural style of the building.
- New windows should be similar in shape and type to historical windows in the surrounding historic district. Odd window shapes, such as octagon, round, diamond, etc., should be avoided.
- Grouping pattern of windows should mimic those of adjacent historic buildings. Historic windows were often installed in pairs or groupings of three especially on the front façade.
- If insulated glass is used, muntins should be included on the exterior with a significant depth and dimension to provide a suitable reveal.
- New and replacement windows shall be installed with a recess inside the casing of the window opening to produce a shadow line; flush installation is not permitted. Box or block frame windows are recommended as fin/flange windows do not produce an adequate recess.

Sub-Chapter 6.5 Siding and Exterior Wall Cladding.

- Vinyl or aluminum siding as replacement exterior cladding is not acceptable.
- Fiber Cement board siding similar in scale, proportion, texture and finish to wood as an alternative replacement exterior cladding is acceptable.

- Retain original masonry and mortar where possible.
- Repair or replace deteriorated material with new material that duplicates the old as nearly as possible. Mortar color and texture should match that of the original whenever possible.
- Original detail should be continued and replicated. Coursing spacing and mortar joint size should be maintained.

ANALYSIS:

As the request concerns the alteration of a non-contributing house, the Design Guidelines may be interpreted with more flexibility than for a contributing building. However, characteristics such as materials, architectural features, scale, and massing of the building should be compatible with the building's architectural style, adjacent buildings and generally consistent with the Standards and Design Guidelines.

With regard to the Standards, staff finds that the requested exterior alterations will not destroy spatial relationships that characterize the historic district. The alterations will be differentiated from historic properties and will be compatible with the size, scale, and proportion, and massing of historic properties to protect the integrity of the historic district. However, staff finds that the materials chosen for new exterior cladding are not compatible with historic materials of the Modern Hip Cottage style.

In terms of historic architectural styles described in the Design Guidelines, the style of the subject house most closely resembles the Modern Hip Cottage, with hipped rooflines and an asymmetrical composition. This style of house was simply designed with little or no ornamentation and features a compact plan. As many houses exhibiting the Modern Hip Cottage style originally had steel casement windows, and the existing windows of the subject house are not original, staff finds the replacement of these windows and slight enlargement of the openings with vinyl casement windows to be appropriate. The pattern of relocated windows, and conversion of windows to doors and garage door to windows, is consistent with the simple design and modern style of this house. Window enclosures are proposed for secondary elevations and will not affect the primary façade.

However, there are components of this request as submitted that are inconsistent with the Design Guidelines, specifically:

- Stucco cladding is not consistent with the Design Guidelines in terms of appropriate replacement material for the Modern Hip Cottage style; the existing masonry block with horizontal mortar joints should be maintained as-is, but may be repainted. The aluminum longboard material proposed for use as an accent material is not consistent with the Design Guidelines as aluminum siding is not an acceptable replacement siding.
- The proposed new entry feature with slanted roofline is inappropriate for use on a Modern Hip Cottage as this feature is postmodern in style and conflicts with the simplistic design of this house.
- The proposed new driveway as shown on the site plan appears to be wider than 10 feet in width; driveway width is limited to 10 feet in the historic districts. Repaving the driveway and walkway in concrete and using the same dimensions as existing is acceptable.

Staff suggests that the exterior remodel of the subject house be redesigned to be compatible with the plan, features, and materials of the Modern Hip Cottage architectural style, and not with the Mid-Century Modern Ranch style reflected in the house and subsequent addition located at 1815 Seminole Trail. Additionally, no work to the exterior of the subject house should be undertaken until a Certificate of Review has been issued.

STAFF RECOMMENDATION:

Due to the complexity of the request and inconsistency of several features with the Design Guidelines, staff recommends denial of the request as submitted.

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



2006

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DANGER
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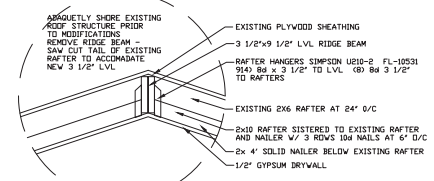
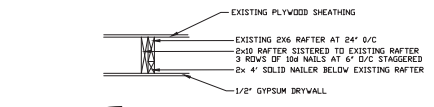
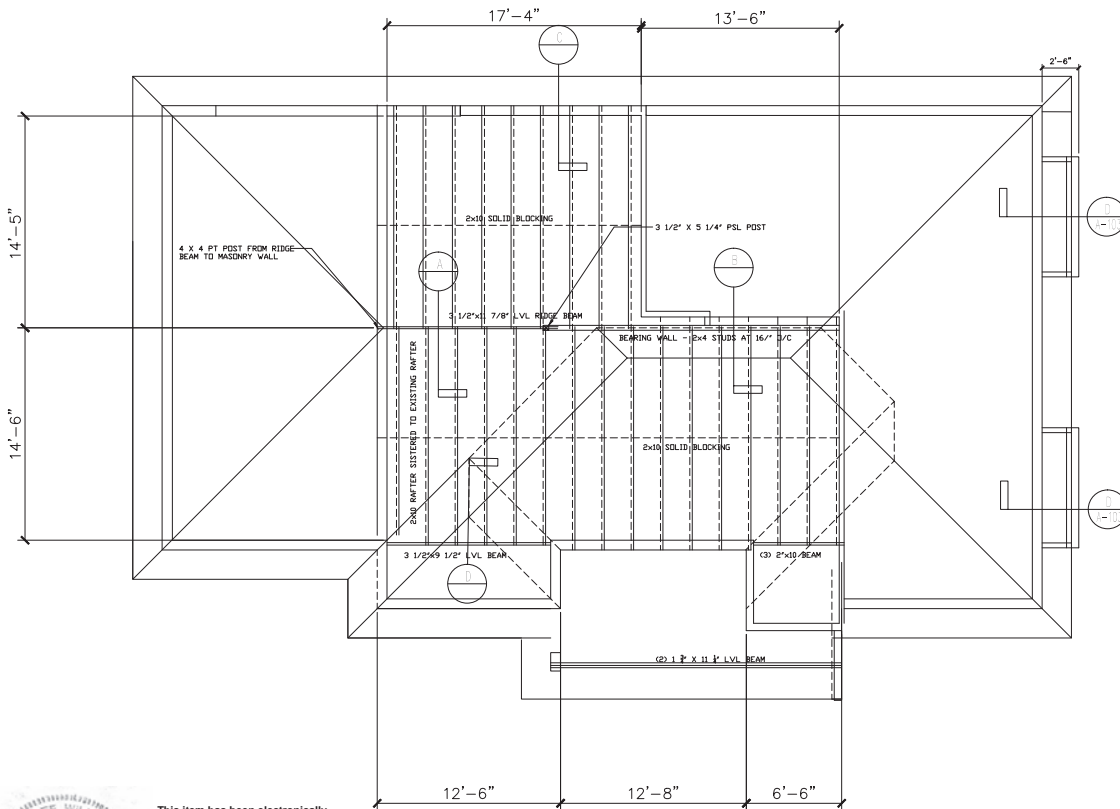
Galaxy Z Fold4



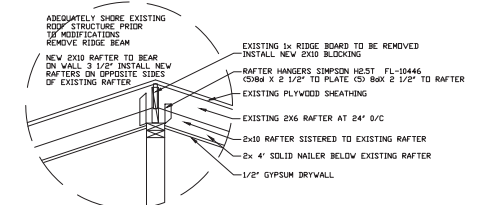
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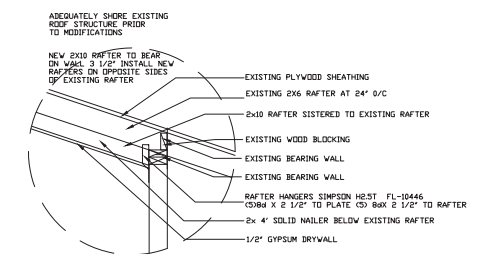
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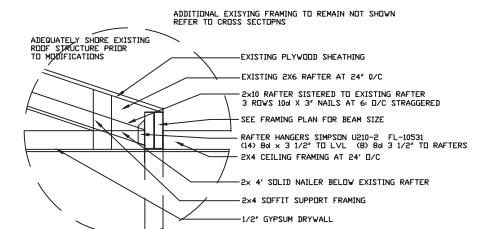
LVL RIDGE BEAM
SCALE 3/4"=1'-0"



RIDGE AT BEARING WALL
SCALE 3/4"=1'-0"



RAFTERS AT BEARING WALL
SCALE 3/4"=1'-0"



RAFTER TO BEAM
SCALE 3/4"=1'-0"

I HEREBY CERTIFY THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH CHAPTER 16, SECTION 1609 OF THE 2023 FLORIDA BUILDING CODE FOR 140 MPH ULTIMATE DESIGN WIND SPEED (RISK CATEGORY II) ALONG WITH THE ENTIRE 2023 FLORIDA BUILDING CODE.



This item has been electronically signed and sealed by Carey Wilkinson, PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies
CAREY L. WILKINSON, PROFESSIONAL ENGINEER
 STATE OF FLORIDA PE #80472

RAFTER SISTER FRAMING PLAN
 1/4" = 1'-0" 1" = 4'-0"

REVISIONS #	DISCRPTION	DATE

CONTRACTOR:

ENGINEER OF RECORD:
 4-D ENGINEERING LLC
 1074 S FLORIDA AVE SUITE 201
 PALM BEACH, FL 33480
 PHONE: (561) 398-6225
 FL CERTIFICATE OF AUTHORIZATION # 31557
 CAREY L. WILKINSON, P.E. - FL # 80472

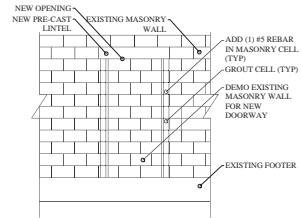
PROJECT:
BEATY RENOVATION
2006 SEMINOLE TRAIL
LAKELAND, FL

DATE: 5-28-24
 JOB #
 SCALE: AS NOTED

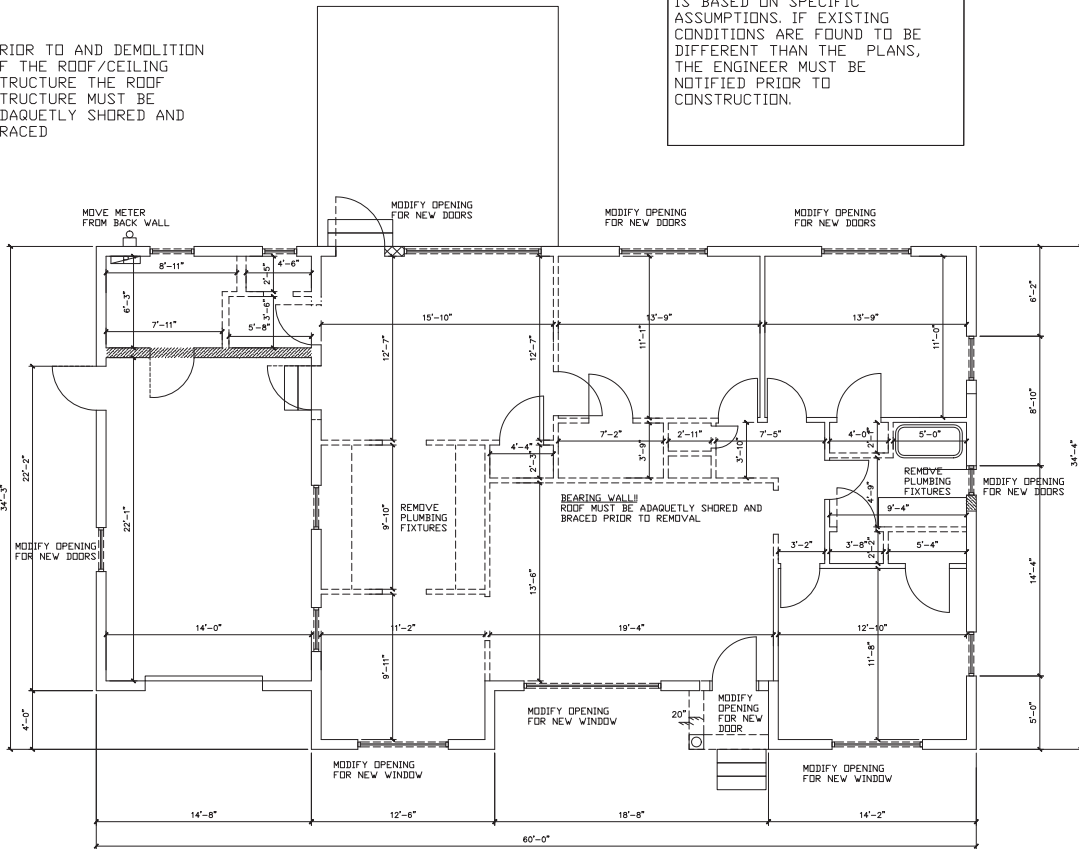
SHEET
 2

PRIOR TO AND DEMOLITION OF THE ROOF/CEILING STRUCTURE THE ROOF STRUCTURE MUST BE ADEQUATELY SHORED AND BRACED

NOTE!
 PRIOR TO REMOVING WALLS, FRAMING OR ROOFING, THE CONTRACTOR SHOULD ADEQUATELY SHORE ROOF STRUCTURE AND PROTECT EXISTING CONDITIONS FROM WEATHER DAMAGE. THIS DESIGN IS BASED ON SPECIFIC ASSUMPTIONS. IF EXISTING CONDITIONS ARE FOUND TO BE DIFFERENT THAN THE PLANS, THE ENGINEER MUST BE NOTIFIED PRIOR TO CONSTRUCTION.



NEW OPENING IN EXISTING MASONRY
 NTS



EXISTING CONDITIONS / DEMO
 1/4" = 1'-0"

LEGEND

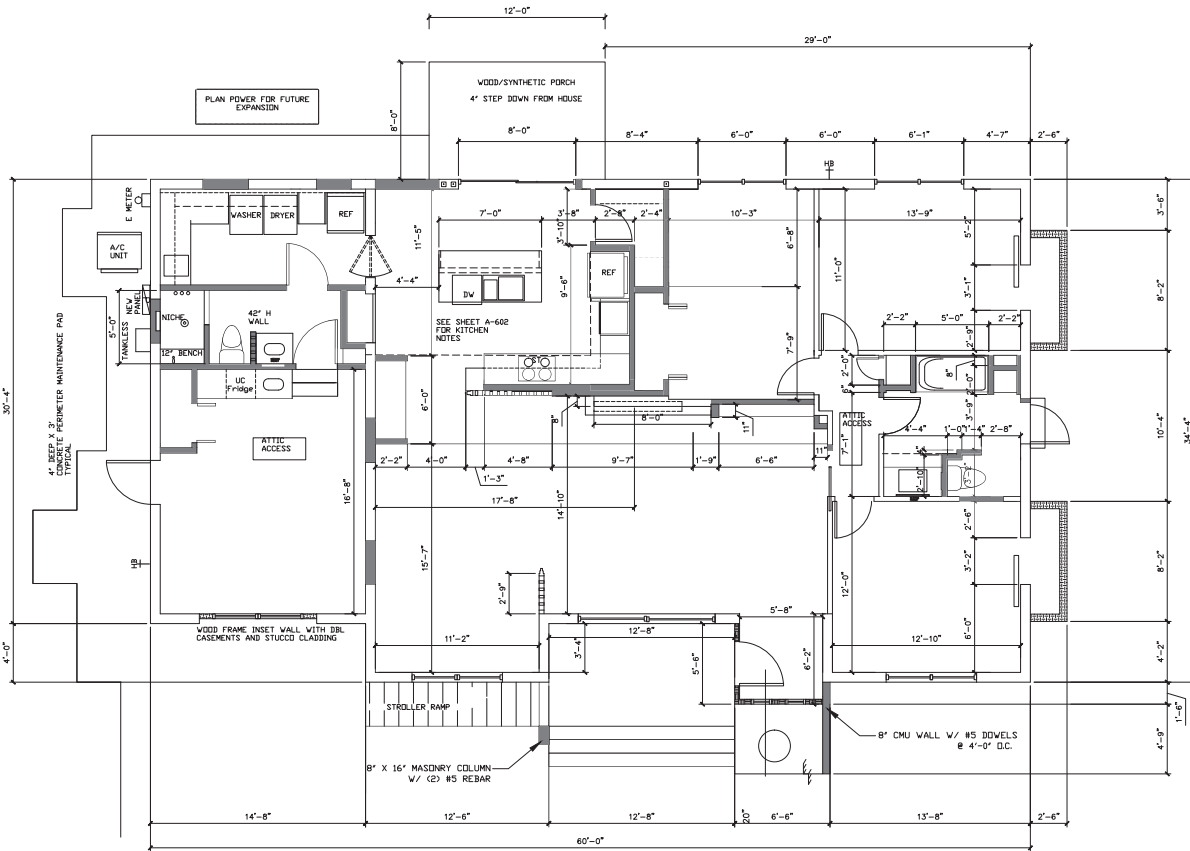
	EXISTING 8" BLOCK WALL
	EXISTING 8" BLOCK WALL TO BE REMOVED
	EXISTING 2X4 FRAME WALL
	EXISTING 2X4 WALL TO BE REMOVE



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 CAREY L. WILKINSON, PROFESSIONAL ENGINEER
 STATE OF FLORIDA PE #80472

PROJECT:	BEATY RENOVATION 2006 SEMINOLE TRAIL LAKELAND, FL
ENGINEER OF RECORD:	4-D ENGINEERING LLC 10415 S. FLORIDA AVE SUITE 201 LAKELAND, FL 34601 PHONE: (863) 308-6625 FL CERTIFICATE OF AUTHORIZATION # 31557 CAREY L. WILKINSON, P.E. - FL # 80472
CONTRACTOR:	
REVISIONS #	
DISCRPTION	
DATE	
DATE:	5-28-24
JOB #	
SCALE:	AS NOTED
SHEET	4

I HEREBY CERTIFY THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH CHAPTER 16, SECTION 1609 OF THE 2023 FLORIDA BUILDING CODE FOR 140 M.P.H. ULTIMATE DESIGN WIND SPEED (RISK CATEGORY II) ALONG WITH THE ENTIRE 2023 FLORIDA BUILDING CODE.



AREA CALCULATIONS

GROUND FLOOR		1,512 S.F.
INTERIOR RENOVATION		
CONVERT GARAGE/BATH	412 S.F.	
ADDITION Foyer	39 S.F.	
ADDITION CLOSETS	48 S.F.	
TOTAL ADDITION	499 S.F.	
TOTAL CONDITIONED	2,005 S.F.	
GARAGE	412 S.F.	
GARAGE/BATH CONVERSION	- 412 S.F.	
TOTAL UNCONDITIONED	0 S.F.	
ENTRY PORCH	93 S.F.	
TOTAL OPEN COVERED	93 S.F.	
TOTAL UNDER ROOF	2,098 S.F.	

FIRST FLOOR PLAN

1/4" = 1'-0" 1" = 0' 2" 4"



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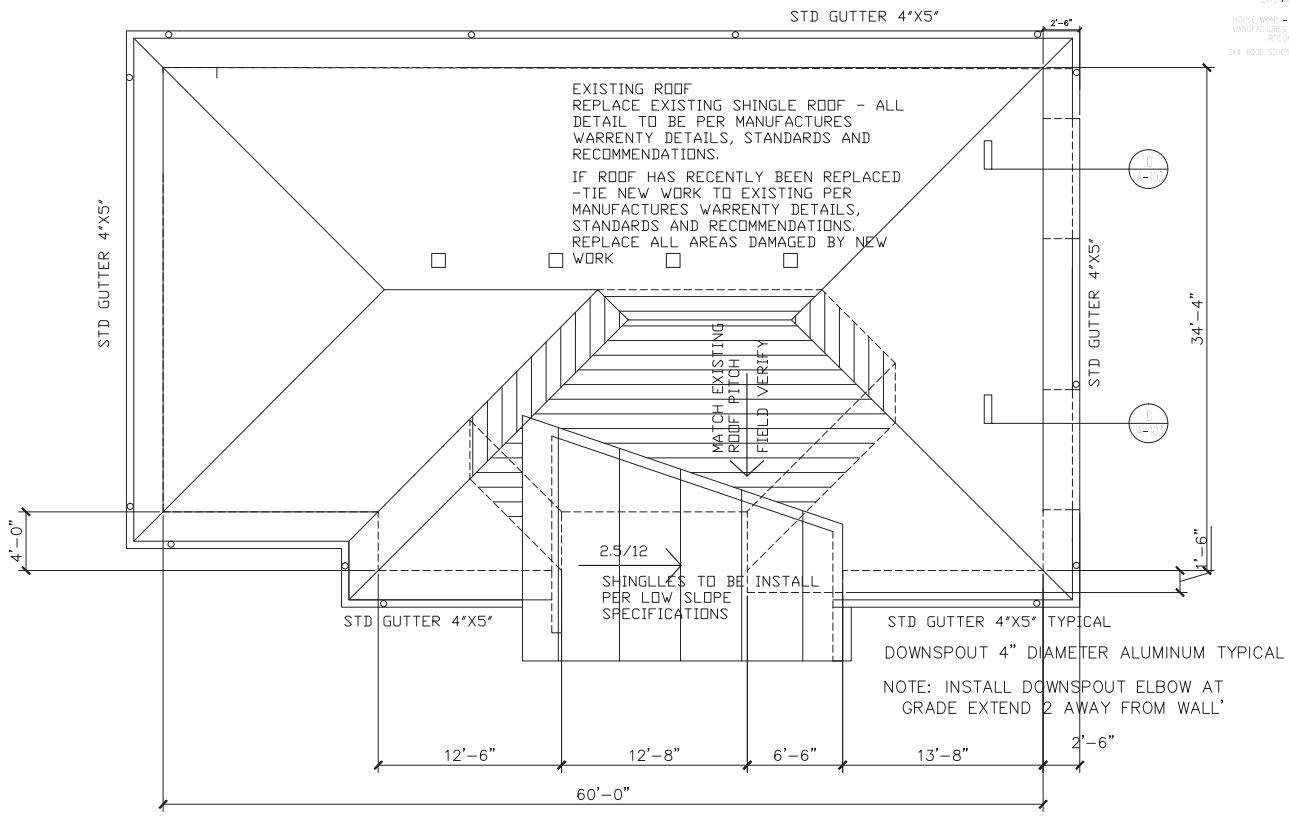
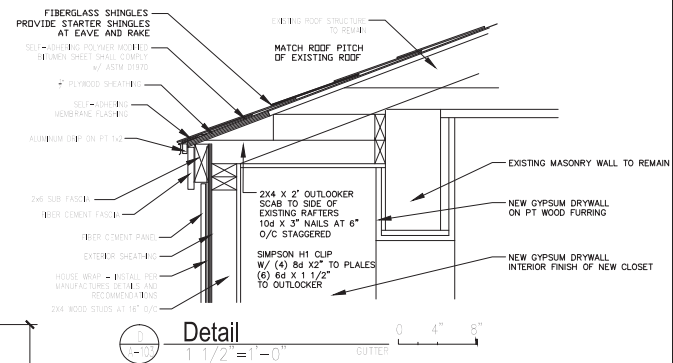
LEGEND

- EXISTING 8" CMU WALL TO REMAIN - GYPSUM DRYWALL INT.
- EXISTING 2x4 FRAME WALL W/ GYPSUM DRYWALL E/S
- 2x4 INTERIOR FRAME WALL, STUDS AT 16" O/C 1/2" GYP BOARD EACH SIDE, MOISTURE RESISTANT BOARD IN BATH SIDE DURAROCK BELOW TILE
- NEW INFILL 8" CMU WALL - GYPSUM DRYWALL INT.
- 4" EXTERIOR FRAME WALL WITH 4" V.D. STUDS @ 16" D/C STUCCO EXTERIOR AND GYPSUM DRYWALL INT.
- 4" EXTERIOR FRAME WALL WITH 4" V.D. STUDS @ 16" D/C LONGBOARD EXTERIOR AND GYPSUM DRYWALL INT.

I HEREBY CERTIFY THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH CHAPTER 16, SECTION 1609 OF THE 2023 FLORIDA BUILDING CODE FOR 140 M.P.H. ULTIMATE DESIGN WIND SPEED (RISK CATEGORY II) ALONG WITH THE ENTIRE 2023 FLORIDA BUILDING CODE.

ENGINEER OF RECORD:	4-D ENGINEERING LLC
CONTRACTOR:	TOTAL 5 FLORIDA AVE SUITE 201 LAKELAND, FL 33809 PHONE: (863) 308-6825 FL CERTIFICATE OF AUTHORIZATION # 31557 CAREY L. WILKINSON, P.E. - FL # 80472
PROJECT:	BEATY RENOVATION 2006 SEMINOLE TRAIL LAKELAND, FL
DATE:	5-28-24
JOB #	
SCALE:	AS NOTED
SHEET	5
REVISIONS #	
DISCRPTION	
DATE	

NOTE!
 AT LOW SLOPE ROOF (2 1/2:12) PROVIDE CONTINUOUS SELF ADHERING ICE AND WATER SHIELD UNDERLAYMENT BELOW ENTIRE ROOF PLANE. INSTALL PER MANUFACTURES RECOMMENDATIONS AND TO COMPLY WITH 2024 FBC EIGHTH EDITION. PREPARE SURFACE AS RECOMMENDED BY THE MANUFACTURE. SHINGLES TO BE INSTALL WITH A MAXIMUM EXPOSURE OF 4"



ROOF PLAN
 1/8" = 1'-0"



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 CAREY L. WILKINSON, PROFESSIONAL ENGINEER
 STATE OF FLORIDA PE #80472

I HEREBY CERTIFY THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH CHAPTER 16, SECTION 1609 OF THE 2023 FLORIDA BUILDING CODE FOR 140 M.P.H. ULTIMATE DESIGN WIND SPEED (RISK CATEGORY II) ALONG WITH THE ENTIRE 2023 FLORIDA BUILDING CODE.

REVISIONS #	DISCRPTION	DATE

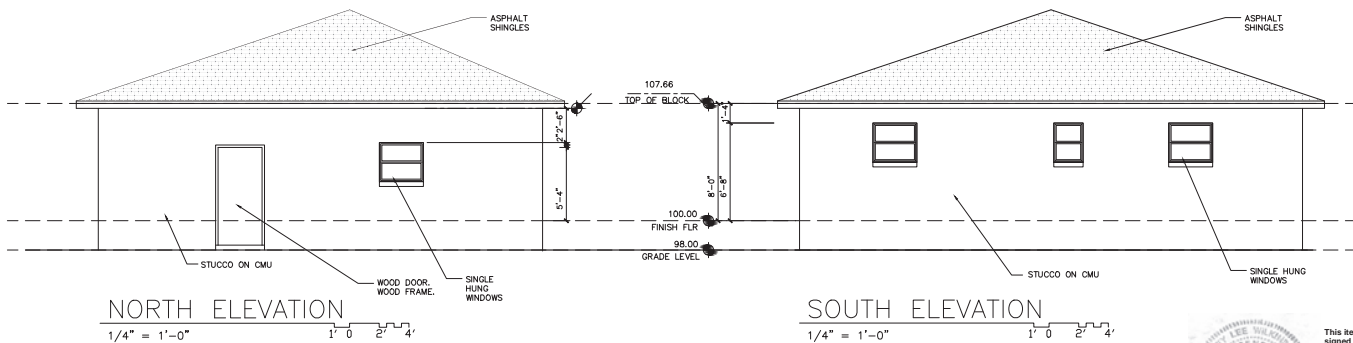
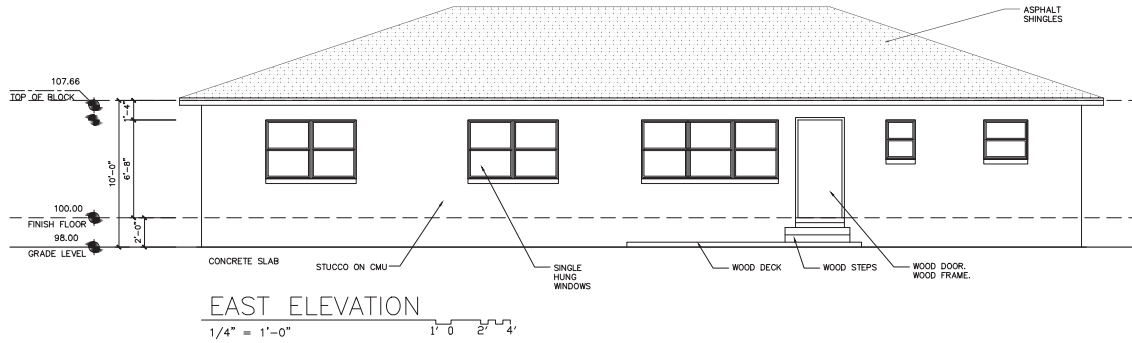
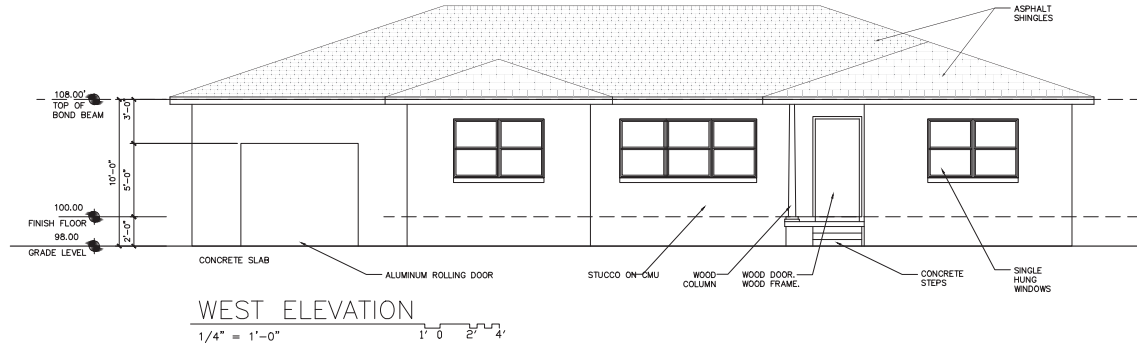
CONTRACTOR:
 4-D ENGINEERING LLC
 1074 S FLORIDA AVE SUITE 201
 LAKELAND, FL 33809
 PHONE: (863) 308-6625
 FL CERTIFICATE OF AUTHORIZATION # 31557
 CAREY L. WILKINSON, P.E. - FL # 80472

ENGINEER OF RECORD:
 CAREY L. WILKINSON, P.E.
 LICENSE No. 80472
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

PROJECT:
 BEATY RENOVATION
 2006 SEMINOLE TRAIL
 LAKELAND, FL

DATE: 5-28-24
 JOB #
 SCALE: AS NOTED

SHEET
 7



LEGEND

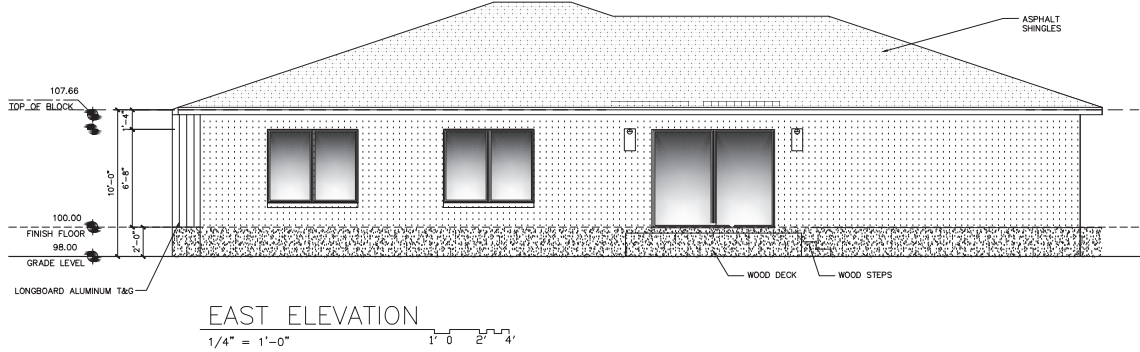
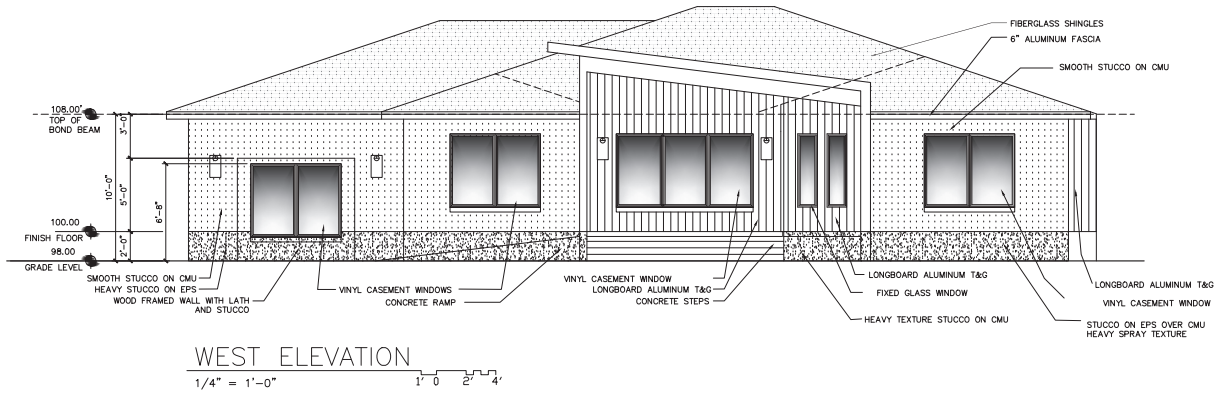
	FIBERGLASS SHINGLE ROOF SYSTEM
	WOOD SIDING
	CULTURED STONE ON FINISHED BLOCK
	PAINTED STUCCO SIDING
	BRICK PIERS
	WOOD LATTICE



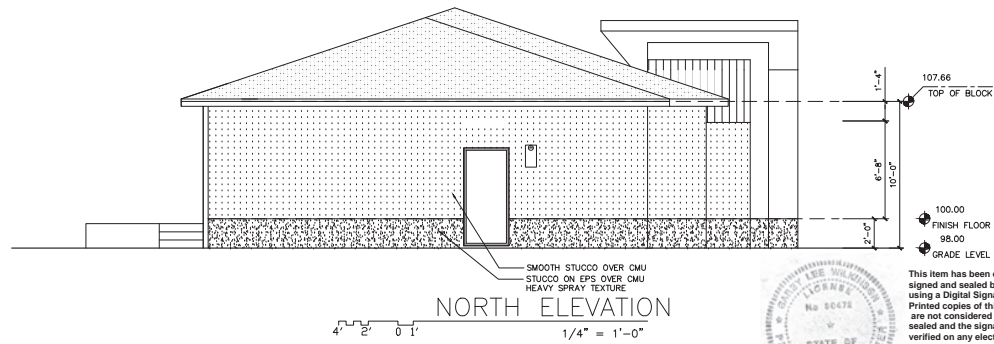
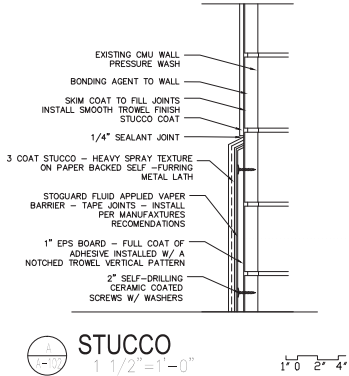
This item has been electronically signed and sealed by Carey Wilkinson, PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. CAREY L. WILKINSON, PROFESSIONAL ENGINEER STATE OF FLORIDA PE #96472

I HEREBY CERTIFY THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH CHAPTER 16, SECTION 1609 OF THE 2023 FLORIDA BUILDING CODE FOR 140 M.P.H. ULTIMATE DESIGN WIND SPEED (RISK CATEGORY I) ALONG WITH THE ENTIRE 2023 FLORIDA BUILDING CODE.

ENGINEER OF RECORD:	CONTRACTOR:
4-D ENGINEERING LLC	
1074 S FLORIDA AVE SUITE 201	
JACKSONVILLE, FL 32216	
PHONE: (904) 308-6625	
FL CERTIFICATE OF AUTHORIZATION # 31557	
CAREY L. WILKINSON, P.E. - FL # 80472	
PROJECT:	DATE: 5-28-24
BEAUTY RENOVATION	JOB #
2006 SEMINOLE TRAIL	SCALE: AS NOTED
LAKELAND, FL	SHEET
	8



PRIOR TO REMOVING WALLS, FRAMING OR ROOFING, THE CONTRACTOR SHOULD ADEQUATELY SHORR ROOF STRUCTURE AND PROTECT EXISTING CONDITIONS FROM WEATHER DAMAGE. THIS SECTION IS BASED ON SPECIFIC ASSUMPTIONS. IF EXISTING CONDITIONS ARE FOUND TO BE DIFFERENT THAN THE ARCHITECTURAL PLANS, THE ARCHITECT MUST BE NOTIFIED PRIOR TO CONSTRUCTION.



LEGEND

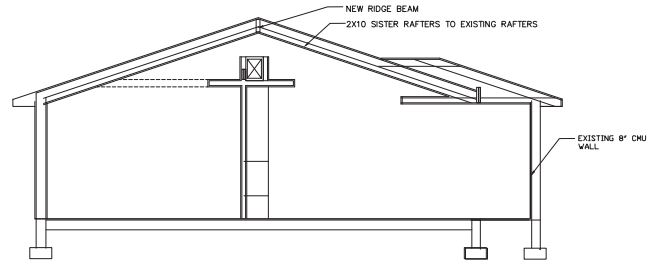
	FIBERGLASS SHINGLE ROOF SYSTEM
	LONGBOARD SIDING
	STUCCO - SMOOTH TROWEL TEXTURE - PAINT FINISH
	STUCCO - HEAVY SPRAY TEXTURE - PAINT FINISH



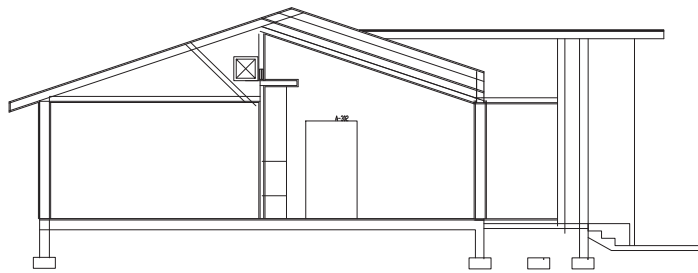
This item has been electronically signed and sealed by Carey Wilkinson, PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. CAREY L. WILKINSON, PROFESSIONAL ENGINEER STATE OF FLORIDA PE #80472

I HEREBY CERTIFY THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH CHAPTER 16, SECTION 1609 OF THE 2023 FLORIDA BUILDING CODE FOR 140 M.P.H. ULTIMATE DESIGN WIND SPEED (RISK CATEGORY I) ALONG WITH THE ENTIRE 2023 FLORIDA BUILDING CODE.

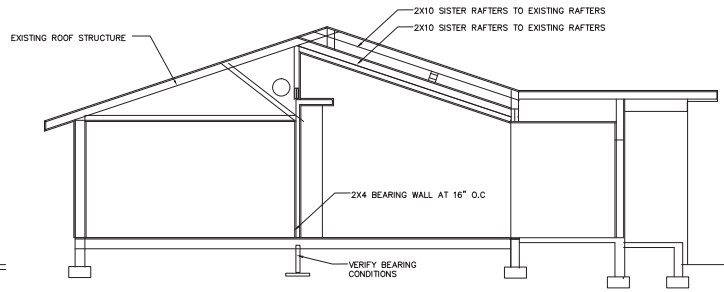
DATE	
DISCRIPTION	
REVISIONS #	
CONTRACTOR:	4-D ENGINEERING LLC 1074 S FLORIDA AVE SUITE 201 LAKELAND, FL 33803 PHONE: (863) 308-8235 FL CERTIFICATE OF AUTHORIZATION # 31557 CAREY L. WILKINSON, P.E. - FL # 80472
ENGINEER OF RECORD:	CAREY L. WILKINSON, P.E. - FL # 80472
PROJECT:	BEAUTY RENOVATION 2006 SEMINOLE TRAIL LAKELAND, FL
DATE:	5-28-24
JOB #	
SCALE:	AS NOTED
SHEET	9



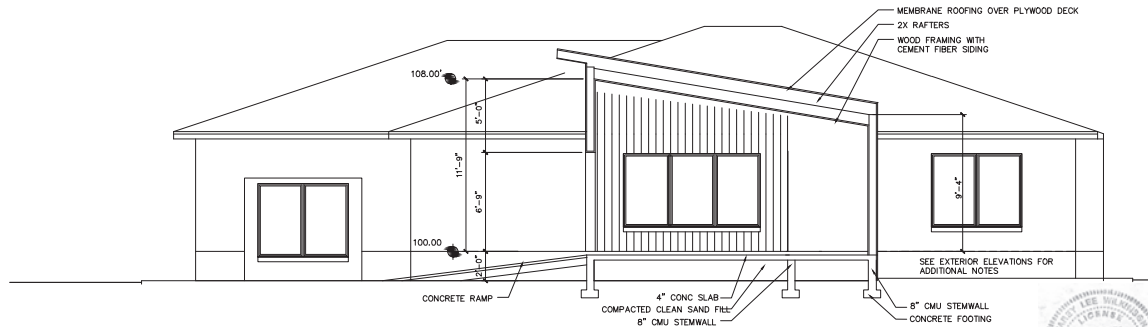
CROSS SECTION C-C
1/4" = 1'-0"



CROSS SECTION D-D
1/4" = 1'-0"







CROSS SECTION E-E
1/4" = 1'-0"



CROSS SECTION F-F
1/4" = 1'-0"

LEGEND

-  FIBERGLASS SHINGLE ROOF SYSTEM
-  LONGBOARD ALUMINUM SIDING
-  STUCCO - SMOOTH TROWEL TEXTURE - PAINT FINISH
-  STUCCO - HEAVY SPRAY TEXTURE OVER 1" EPS BOARD - PAINT FINISH



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I HEREBY CERTIFY: THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH CHAPTER 16, SECTION 1609 OF THE 2023 FLORIDA BUILDING CODE FOR THE ENTIRE 2023 FLORIDA BUILDING CODE.

REVISIONS #	DESCRIPTION	DATE

ENGINEER OF RECORD:
4-D ENGINEERING LLC
1074 S. FLORIDA AVE SUITE 201
LAKELAND, FL 33803-6625
FL CERTIFICATE OF AUTHORIZATION # 31557
CAREY L. WILKINSON, P.E. - FL # 80472

CONTRACTOR:

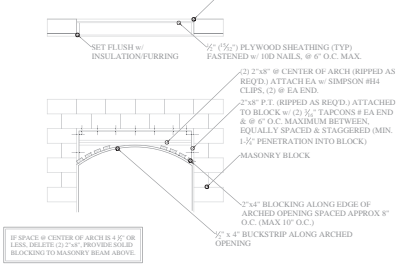
PROJECT:
BEAITY RENOVATION
2006 SEMINOLE TRAIL
LAKELAND, FL

DATE: 5-28-24
JOB #
SCALE: AS NOTED
SHEET
11

140 MPH (1 SEC. GUST) OPENINGS (ENCLOSED BUILDING)			
WIND OR DOOR OPENING SQ. FT.	WIND PRESSURE POSITIVE	WIND PRESSURE NEGATIVE	
10	-.212	-.283	
20	-.205	-.284	
50	-.189	-.219	
100	-.180	-.220	

*IMPORTANT NOTE: IF NOT OTHERWISE NOTED, ALL WINDOWS FOR THE 140 MPH WIND SPEED MUST BE RATED FOR +35.3/-47.2 P.S.F. PRESSURES.

ATTACH WINDOW & DOOR FRAMES TO ARCHED FRAMING w/ 8" SCANS SPACED AS PER WINDOW MANUFACTURER.
 5" BUCKSTRIP ATTACHED TO FRAMING MUST EXTEND BEYOND WINDOW FRAME TO PROVIDE FULL SUPPORT.



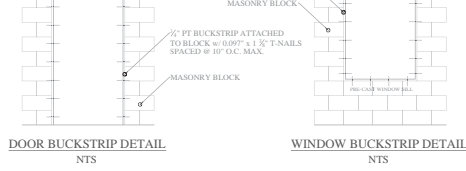
ARCHED WINDOW FILL-IN DETAIL
NTS

1/2" P.T. BUCKSTRIP ATTACHED TO BLOCK w/ (1) 3/4" T-NAILS SPACED @ 10" O.C. MAX.

MASONRY BLOCK

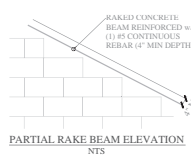
1/2" P.T. BUCKSTRIP ATTACHED TO BLOCK w/ (1) 3/4" T-NAILS SPACED @ 10" O.C. MAX.

MASONRY BLOCK

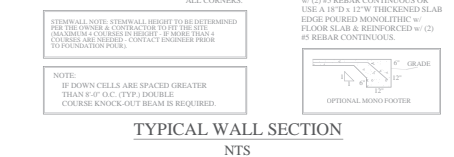
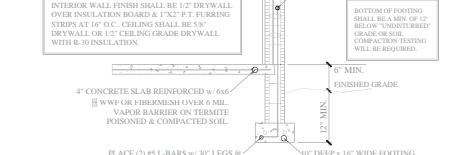
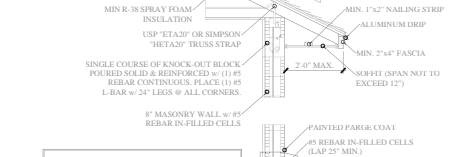
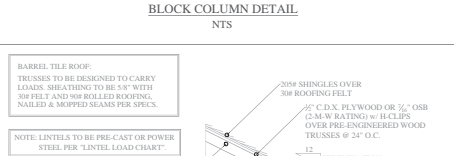
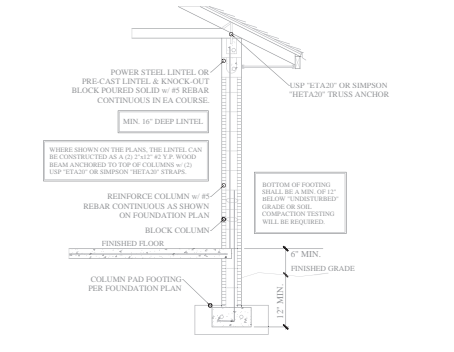
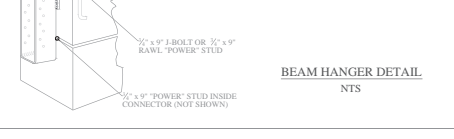


WINDOWS & DOORS MUST BE INSTALLED SUCH THAT THE MAXIMUM GAP BETWEEN THE FRAME AND BUCKSTRIP IS 1/4" IF THICKER BUCKSTRIP MATERIAL IS NEEDED RIP IT FROM 1/2" MATERIAL & ATTACH TO BLOCK WITH 3/16" TAPSCONS AT 8" O.C. (TAPCON MUST PENETRATE BLOCK 1 1/4" MINIMUM)

ATTACH WINDOW & DOOR FRAMES TO BLOCK WALL WITH TAPCON SCANS SPACED AT WINDOW DOOR MANUFACTURER'S SPECS (TAPCONS MUST PENETRATE THROUGH BUCKSTRIPS & INTO BLOCK 1 1/4" MINIMUM)



PRODUCT CODE	DIMENSIONS	DESIGN LOADS (LBS)
USP "M5X13U"	1 1/4" x 3 5/8"	5955 5955 3450
SIMPSON "MBHA501135"	1 1/4" x 3 5/8"	5330 5330 3145

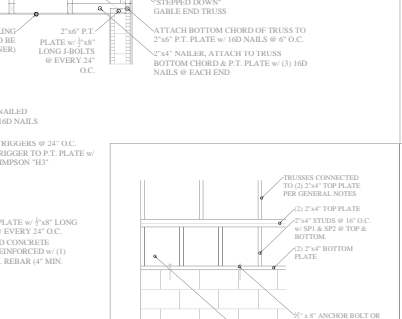
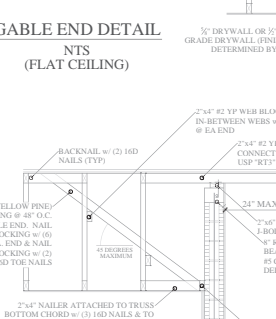
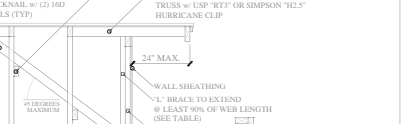


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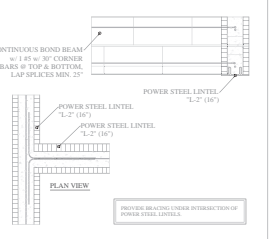
L-BRACING REQUIREMENTS (2 YELLOW PINS)			
STUD SPACING	NO L-BRACING	(1) 2" x 4" L-BRACING	(2) 2" x 4" L-BRACING
16"	0'-0" - 4'-5"	4'-5" - 8'-0"	8'-0" - 12'-0"
24"	0'-0" - 4'-0"	4'-0" - 7'-0"	7'-0" - 10'-0"

NOTE: "STEP DOWN" GABLE TRUSS & OUTRIGGERS CAN BE ELIMINATED AT ROOF OVERHANGS 12' AND LESS.

L-BRACING REQUIREMENTS (2 YELLOW PINS)			
STUD SPACING	NO L-BRACING	(1) 2" x 4" L-BRACING	(2) 2" x 4" L-BRACING
16"	0'-0" - 4'-5"	4'-5" - 8'-0"	8'-0" - 12'-0"
24"	0'-0" - 4'-0"	4'-0" - 7'-0"	7'-0" - 10'-0"



CLEAR SPAN	CONCRETE LINTEL	"POWER" STEEL BOX LINTEL	"POWER" STEEL BOX LINTEL
1'-6"	495 P.L.F. (UNLEADED)	7070 P.L.F.-2	9863 P.L.F.
2'-2"	843 P.L.F. (UNLEADED)	4255 P.L.F.-2	6810 P.L.F.
2'-8"	2773 P.L.F. (UNLEADED)	5296 P.L.F.-2	5540 P.L.F.
3'-2"	2313 P.L.F. (UNLEADED)	4588 P.L.F.-2	4673 P.L.F.
4'-0"	483 P.L.F. (UNLEADED)	4535 P.L.F.-2	3693 P.L.F.
4'-6"	1654 P.L.F. (UNLEADED)	3154 P.L.F.-2	5284 P.L.F.
5'-2"	2759 P.L.F.**	2746 P.L.F.-2**	2864 P.L.F.**
6'-2"	2213 P.L.F.**	2586 P.L.F.-2**	2400 P.L.F.**
7'-0"	1907 P.L.F.**	2625 P.L.F.-2**	2114 P.L.F.**
8'-0"	1723 P.L.F.**	1788 P.L.F.-2**	2273 P.L.F.**
9'-2"	1489 P.L.F.**	1554 P.L.F.-2**	1994 P.L.F.**
10'-0"	1354 P.L.F.**	1414 P.L.F.-2**	1819 P.L.F.**
10'-8"	1271 P.L.F.**	1325 P.L.F.-2**	1710 P.L.F.**
11'-2"	1200 P.L.F.**	1230 P.L.F.-2**	1620 P.L.F.**
12'-0"	1169 P.L.F.**	1178 P.L.F.-2**	1515 P.L.F.**
12'-8"	1044 P.L.F.**	1110 P.L.F.-2**	1416 P.L.F.**
13'-4"	1798 P.L.F.** P	1187 P.L.F.** S.L.1	1344 P.L.F.**
14'-0"	1327 P.L.F.** P	1121 P.L.F.** S.L.1	1299 P.L.F.**
14'-6"	1152 P.L.F.** P	1100 P.L.F.** S.L.1	1177 P.L.F.**
15'-0"	1016 P.L.F.** P	428 P.L.F.** S.L.1	960 P.L.F.**
15'-8"	977 P.L.F.** P	770 P.L.F.** S.L.1	891 P.L.F.**
20'-0"	876 P.L.F.** P	428 P.L.F.** S.L.1	784 P.L.F.**
22'-8"	780 P.L.F.** P	521 P.L.F.** S.L.1	606 P.L.F.**



DATE: _____

DISCRPTION: _____

REVISIONS: # _____

CONTRACTOR: _____

ENGINEER OF RECORD: 4-D ENGINEERING LLC
 1074 SOUTH FL. AVE. SUITE 201
 LAKELAND, FL 33803
 PHONE: (863) 308-8625
 FL CERTIFICATE OF AUTHORIZATION # 31957
 CARY L. WILKINSON, P.E. - FL # 60472

PROJECT: MASONRY DETAILS (ONE STORY BUILDINGS)

DATE: _____

JOB #: _____

SCALE: AS NOTED

SHEET: CB1

GENERAL NOTES:
 THIS BUILDING HAS BEEN DESIGNED TO CONFORM TO THE 2021 FLORIDA BUILDING CODE AND EDITION AND THE 2021 FLORIDA BUILDING CODE-RESIDENTIAL.
 4-D ENGINEERING LLC, A REGISTERED LICENSED FLORIDA PROFESSIONAL ENGINEERING FIRM, HAS PREPARED THESE PLANS AND ALL RELATED DOCUMENTATION FOR THIS BUILDING INCLUDING ALL COMPONENTS AND CLADDING SHALL BE DESIGNED FOR THE FOLLOWING SUPERIMPOSED LOADS:

FLOOR:
 LIVE LOAD - 40 P.S.F.
 DEAD LOAD - 10 P.S.F.
ROOF:
 LIVE LOAD (TRUSS TOP CHORD) - 20 P.S.F.
 DEAD LOAD (TRUSS TOP CHORD) - 10 P.S.F. (10 P.S.F. WHEN TILE ROOFING IS INSTALLED)
 DEAD LOAD (TRUSS BOTTOM CHORD) - 10 P.S.F.
 ASSUMED TRUSS SELF WEIGHT (DEAD LOAD) - 7 P.S.F.

WIND:
 BUILDING IS DESIGNED TO CONFORM TO ASCE 7-22, CHAPTERS 26 THRU 31, PER 2021 FLORIDA BUILDING CODE, RESIDENTIAL - SECTION R.E.2 AND 2021 FLORIDA BUILDING CODE SECTION 1609.1.1.

WIND DESIGN ASSUMPTIONS:
 BUILDING CATEGORY: B
 MEAN ROOF HEIGHT: 30' OR LESS
 HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT = 1.0
 ENCLOSED BUILDING
 INTERNAL PRESSURE COEFFICIENT = +/- 0.18

ALL STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS SHALL BE TYPE V

COMPONENT & CLADDING WIND LOADS
 WORSE CASE LOADING SHOWN

BUILDING ZONE	ROOF OVERHANG	ALL OTHER COMPONENT LOADS
1	-63.7	-194.4-35.5
2	-79.8	-194.4-51.6
3	-88.8	-194.4-67.6
4	NA	-212.2-22.9
5	NA	-212.2-22.2

SOIL TREATMENT TREATMENT PER FBC 250.11 & FBC-RESIDENTIAL R.016

TREATMENT PROTECTION SHALL BE PROVIDED FOR ALL EXPOSED TERMITES INCLUDING PESTICIDES APPLIED TO SOIL OR WOOD BATTING SYSTEMS, OR OTHER APPROVED PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO PREVENT TERMITES.

A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE STATE:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERNEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

IF A REGISTERED TREATMENT BAIT SYSTEM IS TO BE USED FOR SUBTERNEAN TERMITE PREVENTION, SECTIONS R.011 THROUGH R.014 DO NOT APPLY. A BAITED SYSTEM YEAR CONTRACT FROM THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, INCLUDING INSTALLATION, MAINTENANCE AND MONITORING OF THE BAITING SYSTEM SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO THE SLAB POOR. THE SYSTEM MUST BE INSTALLED PRIOR TO FINAL BUILDING APPROVAL.

INITIAL SOIL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION ARE COMPLETE.

ANY SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RE-TREATED (INCLUDING ANY BOXED OR FORMED AREA).

BOXED AREAS IN THE CONCRETE SLAB FOR INSTALLATION OF TRAP SHALL BE MADE W/ PERMANENT METAL OR PLASTIC CORNERS. PERMANENT FORMS MUST BE OF AN ADEQUATE WEIGHT AND DEPTH TO ELIMINATE ANY DISTURBANCE OF THE SOIL AFTER THE INITIAL TREATMENT.

A MEMBRANE AND VAPOR BARRIER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DELUCTION IF RAINFALL OCCURS BEFORE VAPOR BARRIER INSTALLATION. RE-TREATMENT SHALL BE REQUIRED.

ANY CONCRETE OVER EXISTING MORTAR OR STUCCO MATERIALS SHALL BE REMOVED PRIOR TO THE TREATMENT.

EXTERIOR SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 12 INCHES OF THE STRUCTURE'S EXTERIOR WALLS.

AN EXTERIOR VERTICAL CHEMICAL BARRIER SHALL BE INSTALLED AFTER CONSTRUCTION IS COMPLETE (INCLUDING MASONRY AND IRRIGATION) ANY SOILS DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RE-TREATED.

CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 12 INCHES AWAY FROM THE BUILDING'S EXTERIOR WALLS.

AFTER ALL WORK IS COMPLETED, ANY LOOSE WOOD AND DEBRIS MUST BE REMOVED FROM BELOW AND WITHIN 12 INCHES OF THE BUILDING'S EXTERIOR WALLS. THE TREATMENT FORMS, SHIELDING AND ANY OTHER CELLULOSE CONTAINING MATERIALS.

THE DISTANCE FROM THE EXTERIOR WALL COVERING (EXCEPTIONS: PAINT AND DECORATIVE CEMENTitious FINISHES) TO THE 2" X 4" VERTICAL BARRIER SHALL BE AS FOLLOWS:

TIMBER MATERIALS
 ALL TIMBER MATERIALS SHALL BE AS FOLLOWS:
 1. ALL BEAMS SHALL BE TYPED MATERIALS MANUFACTURED BY TRUSSOST MACMILLAN OR EQUAL.
 2. LUMBER UTILIZED IN BOTTOM PLATES, TOP PLATES, POSTS, STUD PACKS AND BEAMS SHALL BE #2 YELLOW PINE OR BETTER.
 3. EXTERIOR AND INTERIOR LOAD BEARING STUDS SHALL BE #2 SPRUCE OR BETTER. ALL OTHER STUDS SHALL BE #2 YP GRADE STRUCTURAL LUMBER.
 4. POSTS SHALL BE (1)E PARALLAM PSL MATERIALS MANUFACTURED BY TRUSSOST MACMILLAN OR EQUAL.

EXTERIOR WALLS SHALL BE CONSTRUCTED W/ 1/2" PLYWOOD OR 5/8" OSB (3.6M RATED) NAILED W/ 8D NAILS SPACED 16" O.C. ALONG ALL PERIMETER JOINTS AND ENDS. O.C. ALONG ALL VERTICAL JOINTS AND ENDS AND 12" O.C. ALONG ALL INTERMEDIATE STUDS.

AT INTERSECTIONS OF WIND OR HEADER STRAP TO HEADER STUDS W/ (1) USP OR SIMPSON "LATA" STRAP TIE AT EACH END OF HEADER BEAM, ANCHOR BOTTOM OF HEADER STUDS TO FOUNDATION W/ A USP OR SIMPSON "HTT" TENSION TIE.

ANCHOR WOOD SHEARWALL SEGMENTS TO FOUNDATION W/ A USP OR SIMPSON "HTT" TENSION TIE AT EACH END AND ANCHOR TO EACH END WITH ALL SEGMENT INTERSECTIONS (BUILDING CORNER).

ALL FINISHING, ELECTRICAL AND MECHANICAL WORK SHALL BE COMPLETE, INSPECTED AND APPROVED PRIOR TO REQUESTING THE FRAMING INSPECTION.

IF DESIRED, EQUIVALENT CONNECTIONS MADE BY ANOTHER SUPPLIER MAY BE USED IN PLACE OF THE "USP" OR SIMPSON CONNECTIONS SHOWN.

MASONRY WALLS:
 CONCRETE MASONRY UNITS SHALL BE hollow UNIT MASONRY IN ACCORDANCE W/ ASTM C90 AND SHALL HAVE A MINIMUM P.W. OF 1500.
 MORTAR SHALL CONFORM TO ASTM 202 AND SHALL BE EITHER TYPE "M" OR "S".
 REINFORCING STEEL SHALL BE GRADE 40 MINIMUM AND IDENTIFIED IN ACCORDANCE W/ ASTM A618, L450 STEELS, WHERE REQUIRED, SHALL BE A MINIMUM OF 2" FOR #3 REBAR, 3" FOR #4 REBAR AND 3" FOR #5 REBAR.

GROUT FOR THE PORED CELLS AND UNITS SHALL HAVE A MAXIMUM COURSE HEIGHT OF 12" OR PLACED AT 8" TO 10" INTERVALS AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 P.S.I. (WHEN TESTED PER ASTM C-109).

FOUNDATIONS & SLAB-ON-GRADE:

BUILDING SITE SHALL BE SCRAPED TO REMOVE ALL ORGANIC MATTER WITHIN THE BUILDING AREA.
 ANY ADDITIONAL FILL PLACED ON THE BUILDING PAD AREA, SHALL BE COMPACTED SUCH THAT IT CAN ADEQUATELY SUPPORT A LOW STIFF FOUNDATION LAYER.

SLAB SHALL BE PLACED OVER 6 MIL VAPOR BARRIER ON CLEAN, ADEQUATELY COMPACTED AND TIGHTLY PACKED SOIL.
 CONCRETE UTILIZED IN THE FOUNDATIONS & SLAB SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 P.S.I.

REINFORCING STEEL SHALL BE GRADE 40 MINIMUM AND IDENTIFIED IN ACCORDANCE W/ ASTM A618, L450 STEELS, WHERE REQUIRED, SHALL BE A MINIMUM OF 2" FOR #3 REBAR, 3" FOR #4 REBAR AND 3" FOR #5 REBAR.

PLANS ARE ENGINEERED FOR A MAXIMUM STEEP SLOPE OF 4:1 (UPHILL AFTER FINAL SET GRADING). THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT TOPOGRAPHIC HEIGHT BANDA (UPON FINAL SET GRADING). THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT TOPOGRAPHIC HEIGHT BANDA (UPON FINAL SET GRADING). THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT TOPOGRAPHIC HEIGHT BANDA (UPON FINAL SET GRADING).

FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTOR. ALL ALL PROJECT MARKERS SHALL BE PROTECTED OR SET ASIDE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE REQUIRED BUILDING SETBACKS.

SOIL BEARING & COMPACTION:
 THESE PLANS WERE DRAWN BASED UPON AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE SOIL ON THE SITE IS PROPERLY PREPARED & COMPACTED SUCH THAT IT CAN SUPPORT A 4000 P.S.I. FOUNDATION.

4-D ENGINEERING LLC, A REGISTERED LICENSED FLORIDA PROFESSIONAL ENGINEERING COMPANY, DESIGNED THESE FOUNDATIONS WITHOUT VISITING THE CONSTRUCTION SITE NOR PERFORMING ANY SOIL TESTING.

4-D ENGINEERING LLC SHALL NOT BE RESPONSIBLE FOR THE SITE SOILS ABILITY TO SUPPORT THE BUILDING LOADS.
 SOILS: (1) 4000 LB/RSQ MEASUREMENT SHALL BE STORED AND COVERED OVER A RAINING MEMBER.

TRENCH:
 IF THE CONTRACTOR, TRUSS MANUFACTURER OR ANY OTHER DESIGN PROFESSIONAL PROVIDES THE TRENCH SYSTEM LAYOUT FROM THOSE SHOWN ON THESE PLANS, 4-D ENGINEERING LLC IS RELEASED FROM ALL FINAL CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE INTENT PRIOR TO THE COMMENCEMENT OF THE PROJECT.

ELECTRICAL, PLUMBING & MECHANICAL:
 IN ACCORDANCE WITH CHAPTER 47.0002(2) OF THE FLORIDA BUILDING CODE, ALL MECHANICAL SYSTEMS SHALL BE DESIGNED BY THE RESPECTIVE CONTRACTOR TO MEET ALL APPLICABLE CODES. THE ELECTRICAL, PLUMBING, AND MECHANICAL SYSTEMS DESIGN REQUIREMENTS SHALL BE PROVIDED BY THE CONTRACTOR. ALL ELECTRICAL OUTLETS IN BATHROOMS, KITCHENS (WITHIN 6 FEET OF SINKS), GARAGE AND AT EXTERIOR LOCATIONS SHALL BE WIRED INTO A GROUNDING PULL OUT OVER THE "SET" CIRCUIT.

ALL ELECTRICAL OUTLETS IN BEDROOMS SHALL BE WIRED INTO AN ARC-Fault INTERRUPTER "AFCI" CIRCUIT.

EXTERIOR WINDOWS & DOOR ASSEMBLIES:
 ALL EXTERIOR WINDOWS & DOOR ASSEMBLIES SHALL BE TESTED IN ACCORDANCE W/ ANS A618.6 AND MUST MEET ALL DESIGN LOADS TO THE ROUGH OPENING SUBSTRATE.

ALL MILLIONS AND ADJACENT DOOR WINDOW ASSEMBLIES SHALL BE TESTED TO EXCEED DESIGN LOADS BY 1.5 TIMES THE DESIGN LOADS TO THE ROUGH OPENING SUBSTRATE.

INSTALL ALL WINDOW & DOOR ASSEMBLIES PER THE MANUFACTURER'S ANCHORING RECOMMENDATION TO ACHIEVE THE DESIGN PRESSURES SPECIFIED.

DRAPETOPPING:
 IN SINGLE FRAME DRAPETOPPING SHALL BE PROVIDED PARALLEL TO THE MAIN FRAMING MEMBERS IN THE WINDOW OR DOOR ASSEMBLY. DRAPETOPPING SHALL BE CONSTRUCTED SUCH THAT THE FLORIDA TEST ASSEMBLY SHALL BE CAPABLE TO WITH STORM APPROXIMATE AREA'S NO AREA GREATER THAN 1.00 SQ.FT.

ATTIC ACCESS:
 ATTIC ACCESS SHALL BE PROVIDED TO ATTIC AREAS EXCEEDING 30 SQ.FT. AND HAVING MINIMUM 10 INCH VERTICAL HEIGHT. MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC, IT SHALL BE INSTALLED TO EXCEED THE DESIGN PRESSURES SPECIFIED IN THE FLORIDA BUILDING CODE, RESIDENTIAL - SECTION M160.1.3

GARAGE:
 NO OPENINGS SHALL BE PERMITTED FROM A GARAGE INTO A RESIDENCE. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL HAVE A DOOR WITH A 1/2" THICK SOLID WOOD OR METAL DOOR. THE DOOR SHALL BE ANCHORED TO THE FOUNDATION. A CYSPERM BOARD APPLIED TO THE GARAGE DOOR TO MEET ALL REQUIREMENTS SHALL BE SEPARATED BY ALL HABITABLE ROOMS ABOVE W/ MIN. 1" TYPE 3 CYSPERM BOARD IN COMPLIANCE W/ THE FLORIDA BUILDING CODE, RESIDENTIAL - SECTION R309

TRUSSES BEARING SHEATHED PRIOR TO VALLEY FRAMING INSTALLATION.

2" X 4" NAILERS (TYP.)

2" X 4" RIGID OR SIMPSON "HTT" BURR STRAP @ 4" O.C. TYP.

2" X 4" RIGID OR SIMPSON "HTT" BURR STRAP @ 4" O.C. TYP.

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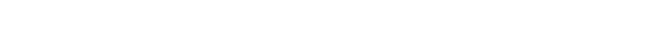
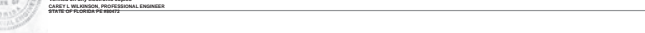
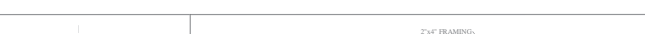
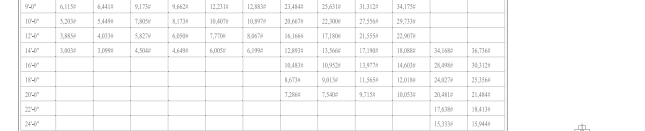
2" X 4" RIGID OR SIMPSON "HTT" BURR STRAP @ 4" O.C. TYP.



POST SUPPORT TABLE

POST LENGTH	POST SIZE											
	3 1/2" X 1 1/2"	3 1/2" X 1 1/4"	3 1/2" X 1"	3" X 3 1/2"	3" X 3"	3" X 2 1/2"	3" X 2"	3" X 1 1/2"				
ROOF FLOOR ONLY	ROOF FLOOR ONLY	ROOF FLOOR ONLY	ROOF FLOOR ONLY	ROOF FLOOR ONLY	ROOF FLOOR ONLY	ROOF FLOOR ONLY	ROOF FLOOR ONLY	ROOF FLOOR ONLY				
8'0"	1230	1710	1800	11340	14250	15420	36870	26340	35400	18420		
8'6"	1410	1440	1770	13420	12210	12810	31440	24010	31210	16710		
9'0"	1530	1440	1700	13710	10480	10410	26610	22300	27510	15710		
9'6"	1800	14010	14270	14500	17700	14670	31460	21510	27610	15260		
10'0"	1800	13601	14300	14480	14600	14700	12801	17100	18800	14300	34700	
10'6"							18410	10920	13570	14600	20400	30320
10'6"							18410	10920	13570	14600	20400	30320
11'0"							2280	7540	8710	10520	20410	21440
12'0"											17300	18410
24'0"											15330	15440

*POSTS SHALL BE (1)E PARALLAM PSL MATERIALS MANUFACTURED BY TRUSSOST MACMILLAN OR EQUAL.



REVISIONS # _____ DATE _____

CONTRACTOR: _____

ENGINEER OF RECORD: 4-D ENGINEERING LLC, 1074 SOUTH FLORIDA AVENUE SUITE 201, GAITHERSBURG, MD 20878, PHONE: (863) 308-6825, FL CERTIFICATE OF AUTHORIZATION # 31557, CAREY L. WILKINSON, P.E. - FL # 80472

PROJECT: _____

DATE: _____

JOB # _____

SCALE: AS NOTED

SHEET _____

GN

ROOF SHINGLE & FLASHING INSTALLATION SPEC'S

NTS

METAL ROOF OPTION

NTS

BEARING PARTITION

NTS

TRUSS TO BEAM DETAIL

NTS

ELECTRIC RISER

NTS

DOUBLE #2 YP TOP PLATE
 USP "HTT" OR SIMPSON "HTT" BURR STRAP @ 4" O.C. TYP.
 2" X 4" RIGID OR SIMPSON "HTT" BURR STRAP @ 4" O.C. TYP.

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**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
June 27, 2024**

Project #	HPB24-129
Project Type	Building Addition and Accessory Dwelling Unit
Property Address	1002 Josephine Street
Historic District; FMSF# Historic Name	Lake Hunter Terrace Historic District; #PO6409; "Samuel and Ruby Evers House"
Owner/Applicant	Mr. Roy Brunson / Mr. Aaron Coy
Design Professional	Mr. Damon Pride
Zoning; Context District; Future Land Use; SPI	RA-3; Residential Medium; Urban Neighborhood
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	Replace non-original carport, 11/23/2009 (2009-175)

REQUEST

The Applicant requests Final Approval to construct an addition onto the house at this address, demolish an existing detached garage, and construct an Accessory Dwelling Unit (ADU) with a carport in place of the garage.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of one interior lot (Lake Hunter Terrace Subdivision, Block G, Lot 4) in the Lake Hunter Terrace Historic District consisting of 0.21 acres. This property contains a one-story single-family house, constructed circa 1927 in the Bungalow architectural style, which is a contributing building in the Lake Hunter Terrace Historic District. The house features a gabled roof and wrap-around front porch supported by square columns on tapered brick plinths. Wood double-hung sash windows with a one-over-one lite configuration are present, as well as a non-original sliding glass door, metal, and fixed glass windows. The house is clad in vinyl siding. The living area of this house is 1,346 square feet.

Located in the rear yard at the southeast corner of the subject property is a one-story, detached garage with a gable roof and attached carport. The size of the garage is 20 feet by 24 feet (480 square feet) and carport is 20 feet by 22 feet (440 square feet). This structure is constructed of concrete block with a concrete pad foundation and a wood truss gabled shingle roof. Built circa 1947 and altered in 2009, the garage is a non-contributing building in the District; as a deteriorated accessory building, this structure can be demolished per the Design Guidelines.

The request proposes to add a 747 square foot building addition to the existing 1,290 square foot structure, make minor exterior alterations to the house, remove the existing garage and carport, and build a single carport and ADU in keeping with the existing architecture of the house.

Building Addition

The proposed building addition is comprised of two components. The first is a 351 square foot extension to the south that continues the roofline of the main house with a telescoping roof covering a 270 square foot screened porch. The width of this porch gable will match that of the front porch. The second component is a 296 square foot addition on the east side elevation of the house with two sets of grouped one-over-one windows and a single window in a small study. The new windows will match the dimensions of windows in the original structure,

including lite configuration and mullions. Details of the new side gable will correspond with those of both the original porch gable and the front gable. The gabled ends are connected by a low-sloped, porch-like roof under which is access to the front porch. A new fireplace and brick chimney will be constructed in the addition; the historic fireplace and chimney were removed sometime in the past and replaced by a sliding glass door and fixed windows.

The main house is currently covered in vinyl siding and much of the historic brick details of the porch foundation is covered in PVC lattice. It has been determined that the original siding was removed prior to installation of the vinyl. The request includes removing the vinyl siding and replacing with new clapboard, most likely wood, with a 6-inch exposure. It is also proposed to remove the vinyl eave material and expose the rafter tails. The PVC lattice on the foundation will also be removed and the original brickwork foundation restored. New wood window and door trim will match the existing and new architectural shingle roofing will be installed on the entire roof. The front door will be relocated to center the opening between the front porch columns and steps. Window openings on the west side elevation will be reconfigured to accommodate the remodeled floor plan, resulting in the addition of two window openings and relocation of two window openings. Two window openings on the rear elevation will be enclosed and one window opening will be converted to a double doorway. All windows will be replaced with either aluminum clad wood windows or vinyl windows matching the dimensions as shown on the elevation drawings. The tripartite window on the front elevation is the only historic window of note; if the Applicant is unable to match this window configuration with new material, the existing window will be restored. New doors will consist of: a Craftsman-style fiberglass front door; wood grained fiberglass French door on porch; and solid fiberglass and specialty aluminum clad doors at rear of house.

Accessory Dwelling Unit and Carport

The existing garage and carport structures are deteriorated due to severe termite damage and partial collapse of the concrete block walls due to a weak foundation, lack of any filled columns, and the lack of a concrete bond-beam. These structures are to be removed entirely and replaced with a single carport and a 684-square-foot, two-bedroom ADU. In designing this subordinate structure, the building footprint will be stepped back, decreasing in size, as it transitions from carport to a cabana-like, glassed-in living space, to a small bedroom nearest the pool. The gable roofline matches the pitch of the roof on the main house. The use of clapboard wood siding and exposed rafter tails will match the main house as well. The roof will be covered in architectural shingles, and the east and west elevations of the carport feature terracotta block screen walls. Aluminum clad wood windows and fiberglass sliding doors are proposed for the ADU to match the house.

The site plan submitted for these requests shows that the addition to the house complies with the minimum interior side and rear building setbacks required by the Land Development Code. The proposed setbacks for the ADU at 5 feet from the side and rear property lines also comply with the minimum building setbacks required by the Land Development Code, and the overall square footage of the ADU is within the maximum allowed by the Land Development Code.

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 project:

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

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

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

The following *Design Guidelines* apply to this project:

Chapter 4: Historical Development Patterns and New Construction

Sub-Chapter 4.5: Additions

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

Sub-Chapter 4.9.1: Accessory Dwelling Units

- Accessory dwelling units that are configured as simple cottages or garage apartments.
- Accessory dwelling units that complement the architectural character of the principal house through the use of similar materials and simplified architectural elements.
- An accessory dwelling unit that is compatible and subordinate in scale and form to the principal house.
- Accessory dwelling units that are compliant with minimum building setbacks to reduce visual impacts from the street and adjacent properties.

Chapter 6 Exterior Architectural Features: Alteration and Maintenance.

General Guidelines:

- Architectural details should be compatible with the architectural style of the building's original design.
- Protect existing architectural details, and retain distinctive features such as size, scale, mass, color, and materials of buildings, including roofs and porches that give the neighborhood its distinguishing character.
- Retain the basic plan of the building.

- Repair or replace deteriorated material with new material that duplicates the old as nearly as possible. If the original detail cannot be maintained or replaced in its original form, it should be modified without disturbing the character of the structure.
- Align common elements, such as windows, doors, canopies, etc.

Sub-Chapter 6.1 Roofs and Eaves

- Retain roof features that contribute to the architectural character of the house.
- Roof materials and form that are incompatible with the architectural style and character of the structure are not acceptable.

Sub-Chapter 6.3 Front Doors and Entrances

- Doors and entrances should be preserved and maintained as original features that contribute to the architectural character of the structure.
- Doors and entrances should be compatible with the style of the house.
- Maintain door openings that keep the same proportions as originally built; door opening should not be enlarged to accommodate different size doors.
- Door head heights should be consistent with widow heights throughout the structure.
- Entryways and doors should retain as many of their trim features as possible.
- Replacement doors, storm doors and screen doors that are appropriate to the style of the host structure are acceptable.
- Removing, covering up, or destroying original entryway and door trim or other architectural features is not acceptable.

Sub-Chapter 6.4 Windows and Shutters for Contributing Buildings

- Existing window trim, casing, and other decorative details contributing to the building's character should be preserved. Any replacement of trim, casing and other decorative details surrounding the window must use the same or similar material of the same design, profile, and dimension.
- Window openings should be kept in the same proportion as originally provided.
- Replacement of original windows should only be considered in cases where original windows have deteriorated beyond reasonable repair.
- Replacement window requirements:
 - Window design should reflect the architectural style of the building (see Chapter 5: House Styles for window designs appropriate for specific architectural styles).
 - Must retain the opening size of the original window.
 - Must use the same type of window as the original. Double-hung sash windows may be replaced with a double-hung sash or single-hung sash window.
 - Must retain the same divided lite/pane pattern as the original window. Muntins/grids must be dimensional and mounted to the exterior glass, approximately of the same dimension as the original window;
 - Must be installed with a recess inside the casing of the window opening to produce a shadow line (flush installation is not permitted); box or block frame windows are recommended as fin/flange windows do not produce an adequate recess.
 - Double or grouped windows may not be separated by a standard mull bar and must be separated by a wood or similar material mullion of the same dimension as the original mullion.
 - Window must be trimmed out with wood or similar material of the same design, profile, and dimension as the original, including angled sill and top drip edge. It is recommended that the original window trim and casing be preserved.

- Non-historic windows such as jalousie, awning, and aluminum single-hung sash windows, may be replaced with windows that are typical for the architectural style of the building.
- Possible substitutes must be approved by the Historic Preservation Board.

Sub-Chapter 6.5 Siding and Exterior Wall Cladding.

- Vinyl or aluminum siding as replacement exterior cladding is not acceptable.
- Fiber Cement board siding similar in scale, proportion, texture and finish to wood as an alternative replacement exterior cladding is acceptable.

ANALYSIS:

In evaluating the request with the Standards, staff finds that both the addition to the house and ADU do not disturb the spatial relationships of the principal house, and the essential form and integrity of the existing house is maintained. New but similar materials will be used on both requests, which will be complementary in nature to the design of the house.

In evaluating the request with the Design Guidelines, staff finds the materials of the proposed addition and ADU reflect the materials of the house and are consistent with the Design Guidelines. Staff also finds the design of both structures' windows, doors, and roof pitch, form, and overhang to be consistent with the Design Guidelines, as well as compatible in design. The addition is appropriately located to the side and rear of the house, and the ADU is appropriately located to the rear of the lot with access from an existing driveway along the east side of the property. The scale and massing of the ADU is subordinate to the subject house. Consistent with the development pattern in the Lake Hunter Terrace neighborhood, building additions and accessory dwellings are commonly found in both historic and contemporary form.

Staff finds the requested window and door reconfigurations, enclosures, and relocations associated with the building addition to be consistent with the intent of the Design Guidelines. The reconstruction of a fireplace and brick chimney is also found to be appropriate.

Finally, the building setbacks for the building addition and ADU meet the requirements of both the Design Guidelines and Land Development Code; the mean height and living area square footage of the ADU also meets the development requirements of the Land Development Code.

STAFF RECOMMENDATION:

Final Approval of the request with the following condition:

1. Windows must be installed with a recess into the wall plane to provide a shadowline, consistent with the appearance of historic wood window openings.

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

Existing Photos of 1002 Josephine Street



Street view of 1002 Josephine Street



Street view of homes across the street



Street view of 1002 Josephine Street



Street view of home behind



Street view of homes to the West



East view of 1002 Josephine Street (Lake view)



Front view of 1002 Josephine Street



Rear view of 1002 Josephine Street

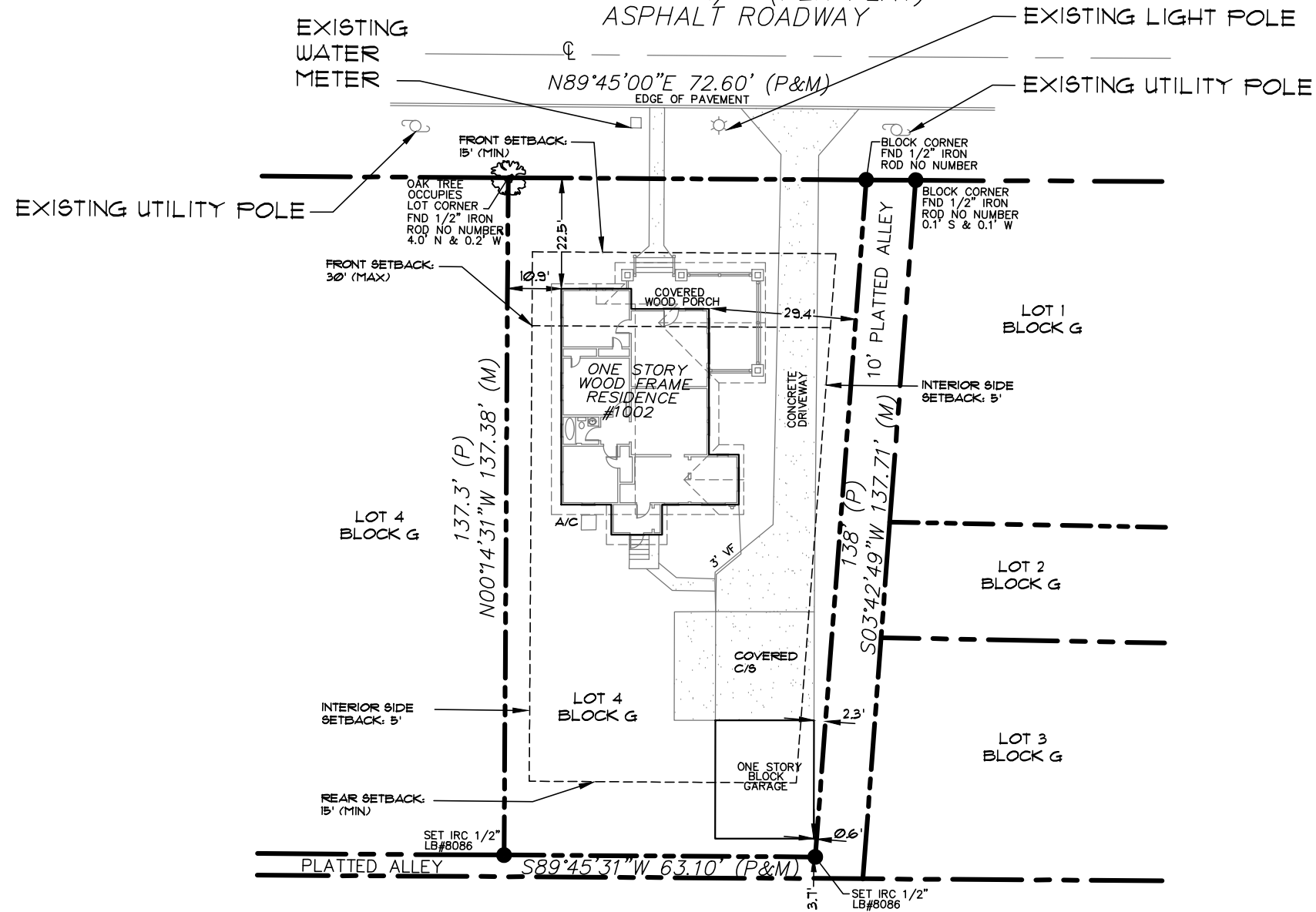



West (side) view of 1002 Josephine Street



JOSEPHINE STREET

50' TOTAL R/W (PER PLAT)
ASPHALT ROADWAY



 Existing Site Plan
SCALE: 1" = 30'-0"

E1
SHEET
1 OF 8

Project No.: 2407
Drawn by: EGNIII
Checked by: AC
Date: 06-03-2024

Revisions:



Roy Brunson Residence

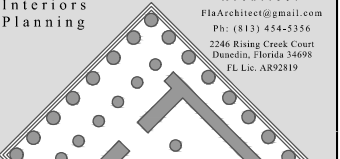
SINGLE FAMILY HOME RENOVATIONS

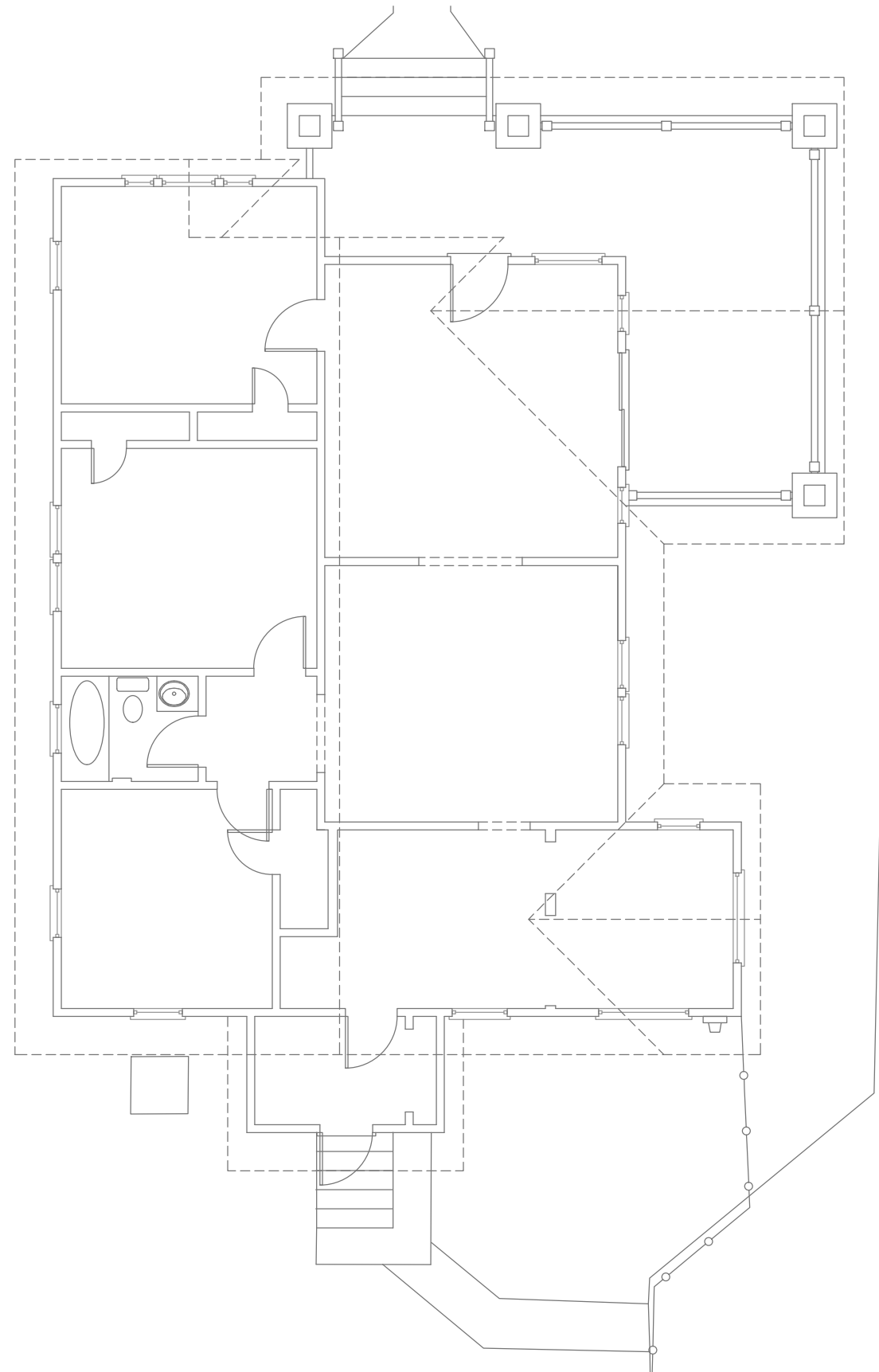
1002 JOSEPHINE STREET
LAKELAND, FL 33815

SIGNED & SEALED BY:
AARON DAVID COY, ARCHITECT
FLORIDA REGISTRATION AR92819

Architecture
Interiors
Planning

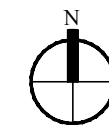
Aaron D. Coy
Architect
AaArchitect@gmail.com
Ph: (813) 454-5356
2246 Rising Creek Court
Dunedin, Florida 34698
FL Lic: AR92819





BUILDING AREA:

EXISTING CONDITIONED AREA: 1,346 SF
 EXISTING NON-CONDITIONED/PORCH AREA: 336 SF
 TOTAL EXISTING UNDER ROOF AREA: 1,682 SF



Existing Floor Plan
 SCALE: 1/8" = 1'-0"

SIGNED & SEALED BY:
 AARON DAVID COY, ARCHITECT
 FLORIDA REGISTRATION AR92819

E2
 SHEET
 2 OF 8

Project No.:2407
 Drawn by: EGNIII
 Checked by: AC
 Date: 06-03-2024

Revisions:



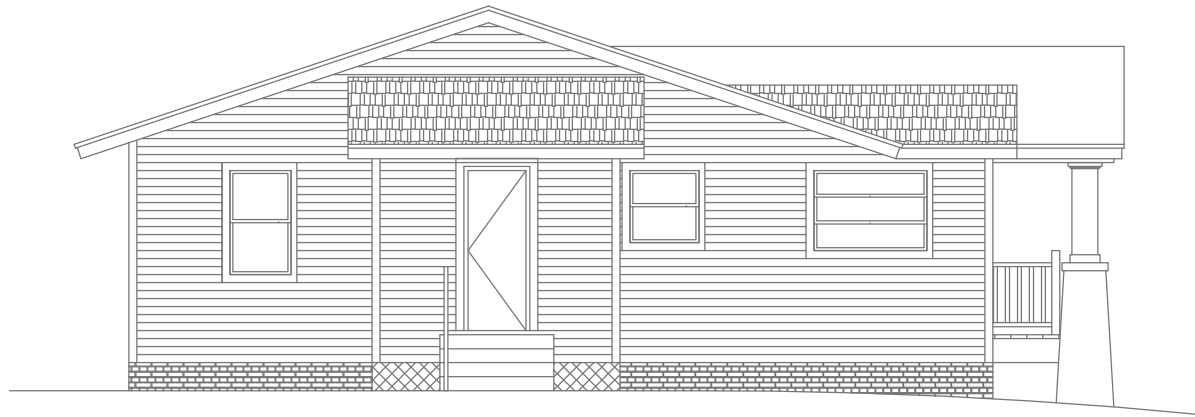
Roy Brunson Residence

SINGLE FAMILY HOME RENOVATIONS

1002 JOSEPHINE STREET
 LAKELAND, FL 33815

Architecture
 Interiors
 Planning

Aaron D. Coy
 Architect
 AIAArchitect@gmail.com
 Ph: (813) 454-5356
 3246 Rising Creek Court
 Dunedin, Florida 34698
 FL Lic. AR92819



Existing North Exterior Elevation

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



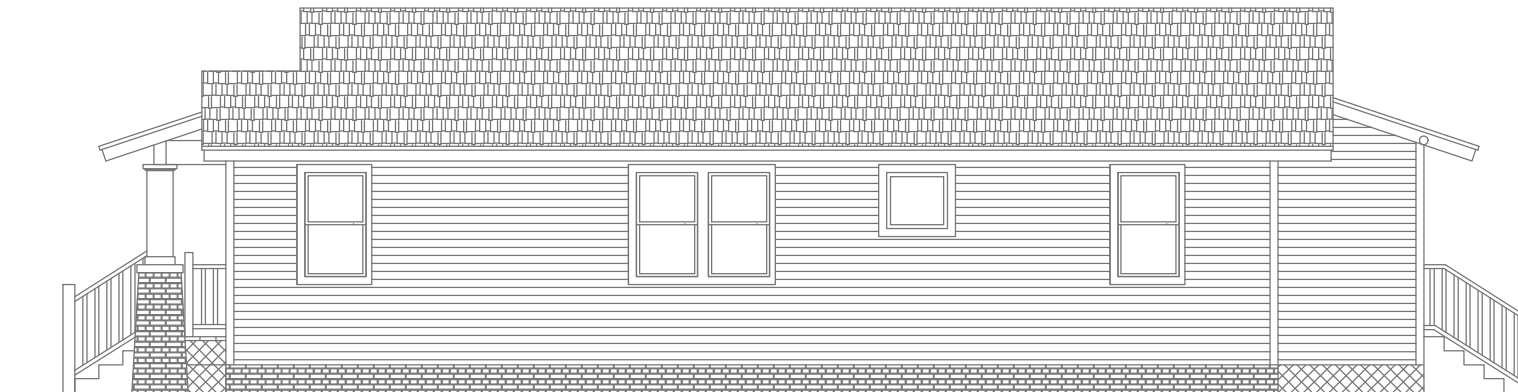
Existing South Exterior Elevation

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



Existing West Exterior Elevation

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



Existing East Exterior Elevation

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

E3
SHEET
3 OF 8

Project No.:2407
Drawn by: EGNIII
Checked by: AC
Date: 06-03-2024

Revisions:



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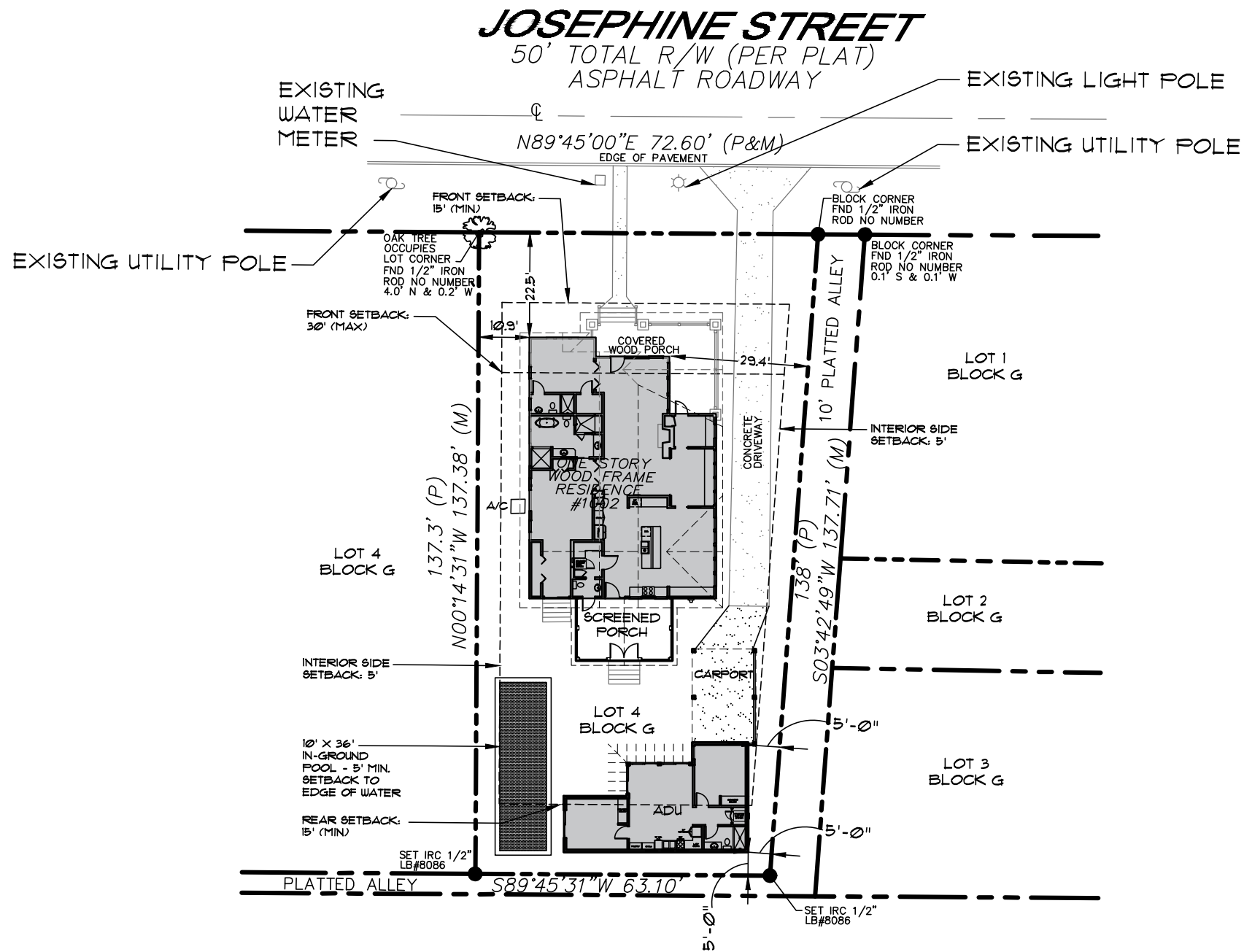
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AARON DAVID COY, ARCHITECT
FLORIDA REGISTRATION AR92819

Architecture
Interiors
Planning

Aaron D. Coy
Architect
AIAArchitect@gmail.com
Ph: (813) 454-5356
3246 Rising Creek Court
Dunedin, Florida 34698
FL Lic. AR92819



N
Site Plan - Scheme A-3
SCALE: 1" = 30'-0"

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FLORIDA REGISTRATION AR92819

A1
SHEET
4 OF 8

Project No.: 2407
Drawn by: EGNIII
Checked by: AC
Date: 06-03-2024

Revisions:



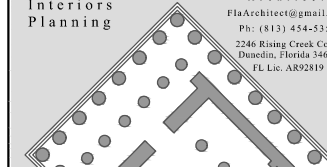
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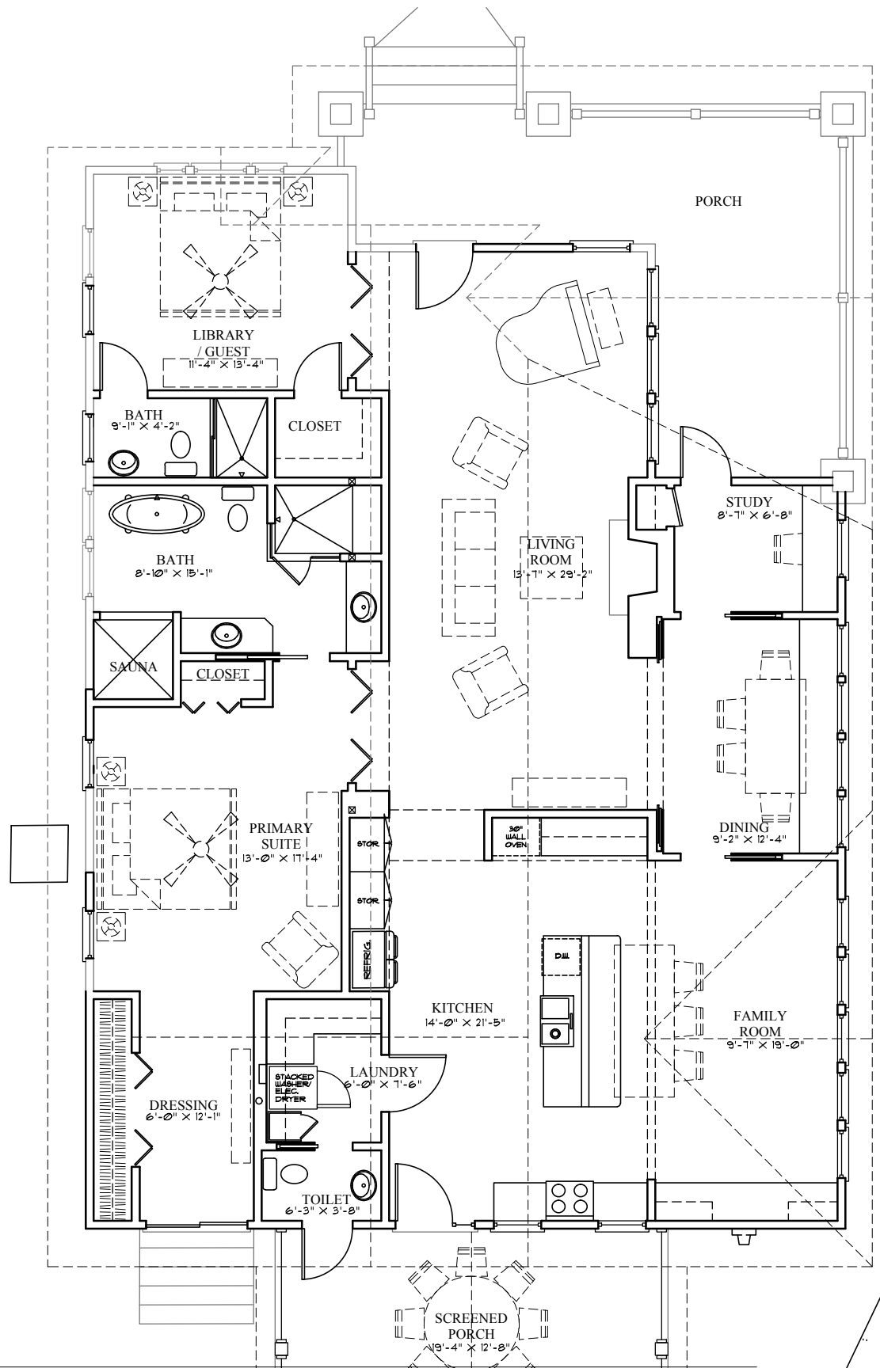
SINGLE FAMILY HOME RENOVATIONS

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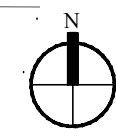
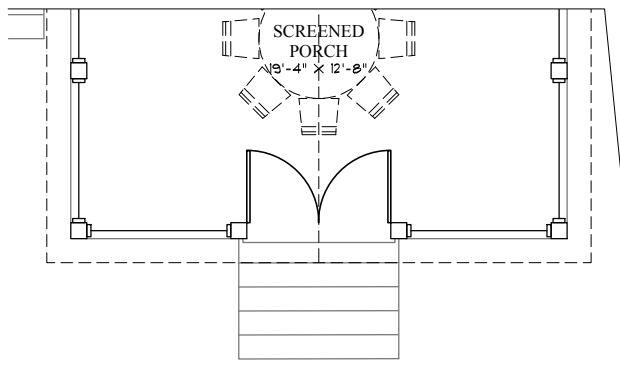
Aaron D. Coy
Architect
AaArchitect@gmail.com
Ph: (813) 454-5356
2246 Rising Creek Court
Dunedin, Florida 34698
FL Lic: AR92819





BUILDING AREA:

EXISTING CONDITIONED AREA:	1,346 SF
EXISTING NON-CONDITIONED/PORCH AREA:	336 SF
TOTAL EXISTING UNDER ROOF AREA:	1,682 SF
PROPOSED ADDITION CONDITIONED AREA:	2,006 SF (+660)
PROPOSED ADDITION NON-CONDITIONED/ PORCH AREA:	602 SF (+266)
TOTAL PROPOSED UNDER ROOF AREA:	2,608 SF (+926)



Proposed Floor Plan - Scheme A-3

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

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AARON DAVID COY, ARCHITECT
FLORIDA REGISTRATION AR92819

A2
SHEET
5 OF 8

Project No.:2407
Drawn by: EGNIII
Checked by: AC
Date: 06-03-2024

Revisions:

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Roy Brunson Residence

SINGLE FAMILY HOME RENOVATIONS

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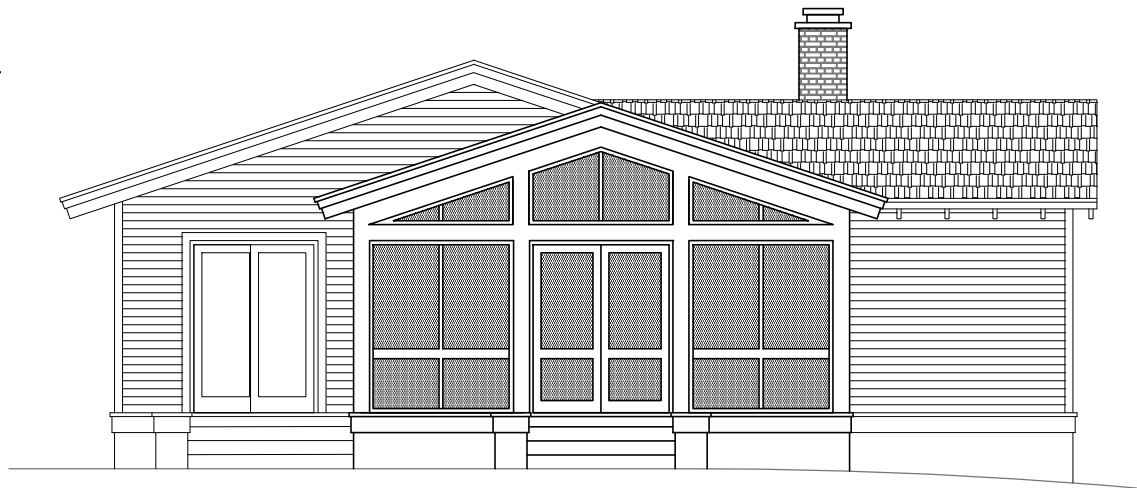
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Aaron D. Coy
A R C H I T E C T
EIAArchitect@gmail.com
Ph: (813) 454-5356
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14'-6" AFF.
APPROX ROOF PEAK

9'-0" AFF.
RAFTER BEARING

0'-0" AFF.
FINISHED FLOOR



Proposed North Exterior Elevation - Scheme A-3

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

14'-6" AFF.
APPROX ROOF PEAK

9'-0" AFF.
RAFTER BEARING

0'-0" AFF.
FINISHED FLOOR

CARPORT / ADU - BEYOND



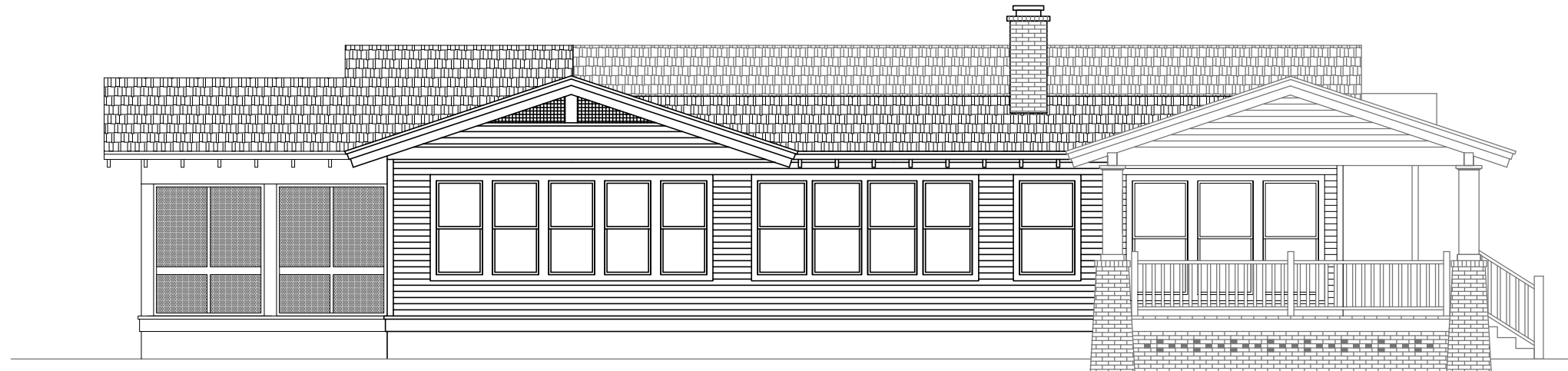
Proposed South Exterior Elevation - Scheme A-3

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

14'-6" AFF.
APPROX ROOF PEAK

9'-0" AFF.
RAFTER BEARING

0'-0" AFF.
FINISHED FLOOR



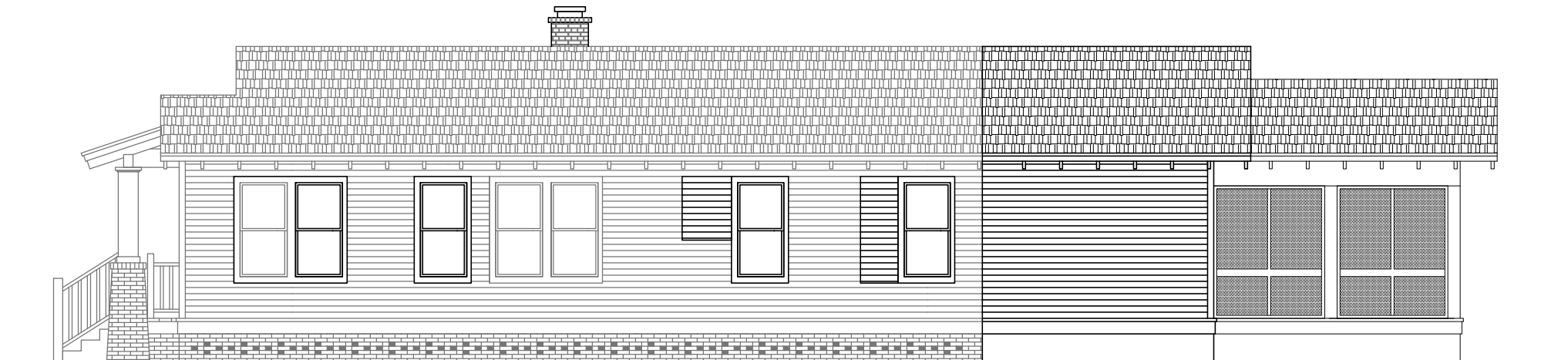
Proposed West Exterior Elevation - Scheme A-3

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

14'-6" AFF.
APPROX ROOF PEAK

9'-0" AFF.
RAFTER BEARING

0'-0" AFF.
FINISHED FLOOR



Proposed East Exterior Elevation - Scheme A-3

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

A3
SHEET
6 OF 8

Project No.:2407
Drawn by: EGNIII
Checked by: AC
Date: 06-03-2024

Revisions:

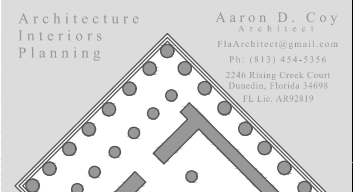


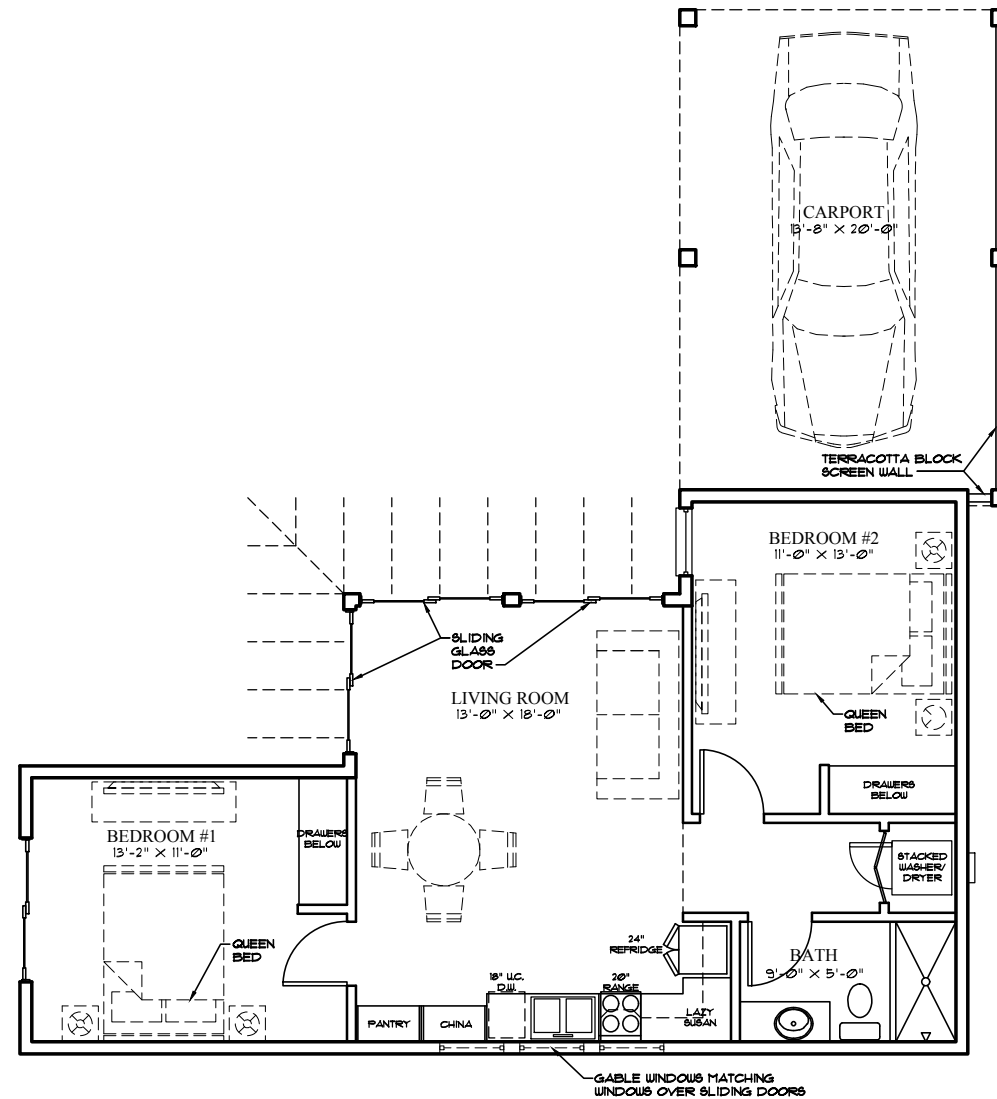
Roy Brunson Residence

SINGLE FAMILY HOME RENOVATIONS

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LAKELAND, FL 33815

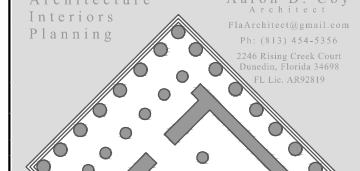
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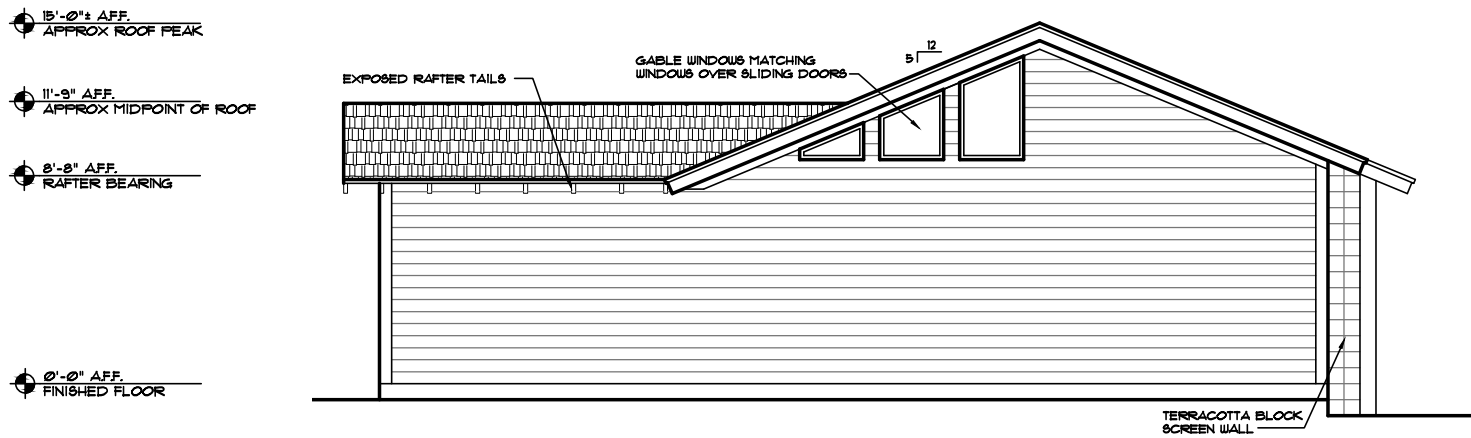




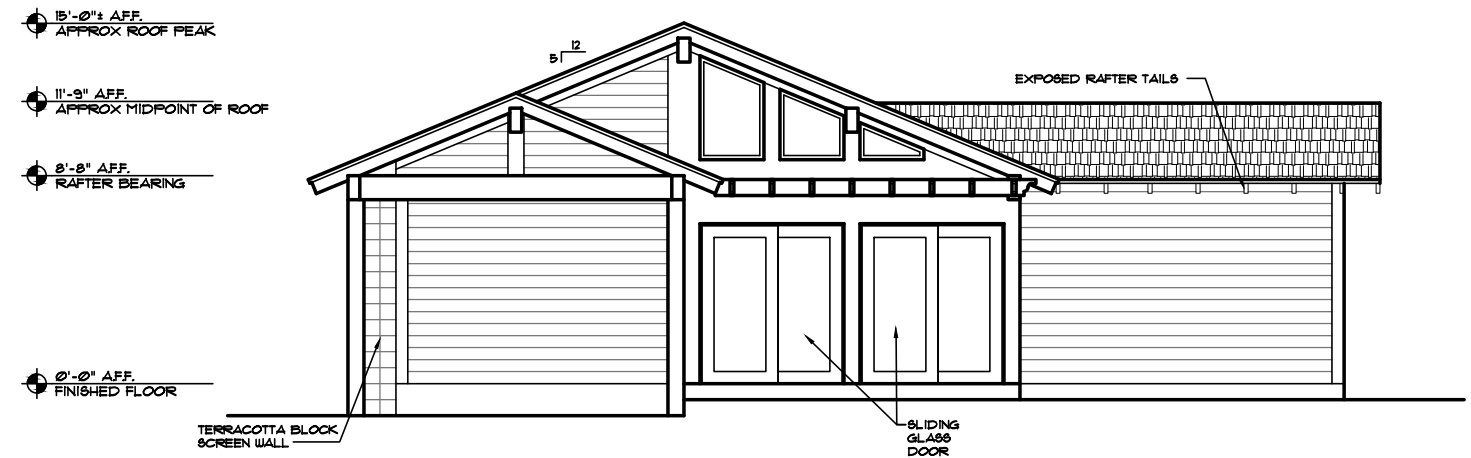

Proposed ADU Floor Plan - Scheme A-3
 SCALE: 1/8" = 1'-0"

BUILDING AREA:
 PROPOSED ADU CONDITIONED AREA: 712 SF

A4 SHEET 7 OF 8	Project No.:2407 Drawn by: EGNIII Checked by: AC Date: 06-03-2024	Revisions: ▲ ▲ ▲	Roy Brunson Residence SINGLE FAMILY HOME RENOVATIONS 1002 JOSEPHINE STREET LAKELAND, FL 33815	SIGNED & SEALED BY: AARON DAVID COY, ARCHITECT FLORIDA REGISTRATION AR92819 Architecture Interiors Planning Aaron D. Coy ARCHITECT ADCArchitect@gmail.com Ph: (813) 454-5356 3246 Rising Creek Court Dunedin, Florida 34698 FL Lic. AR92819
				

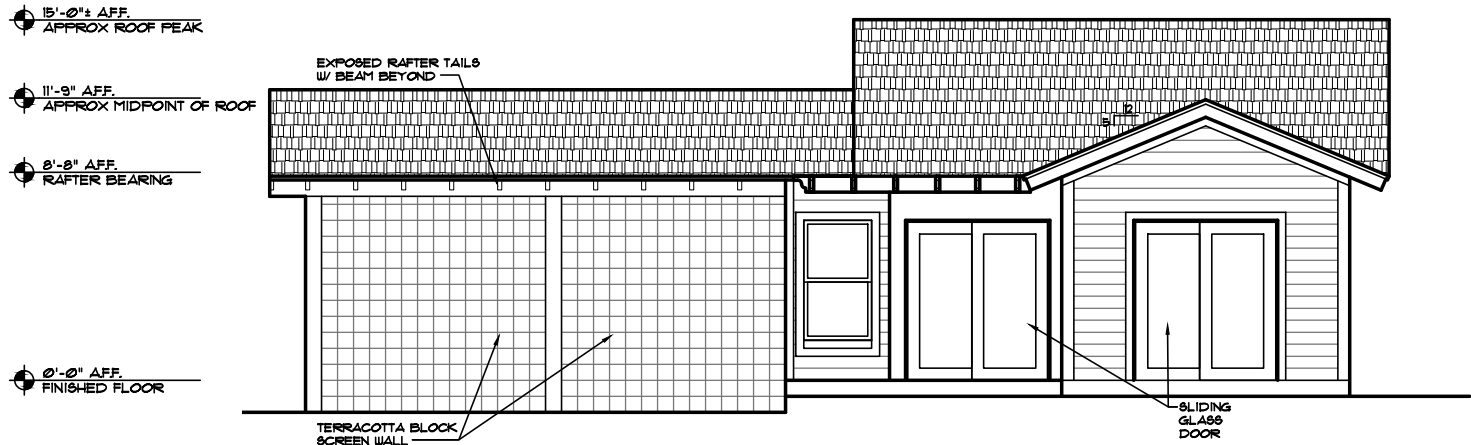


Proposed ADU North Exterior Elevation - Scheme A-3



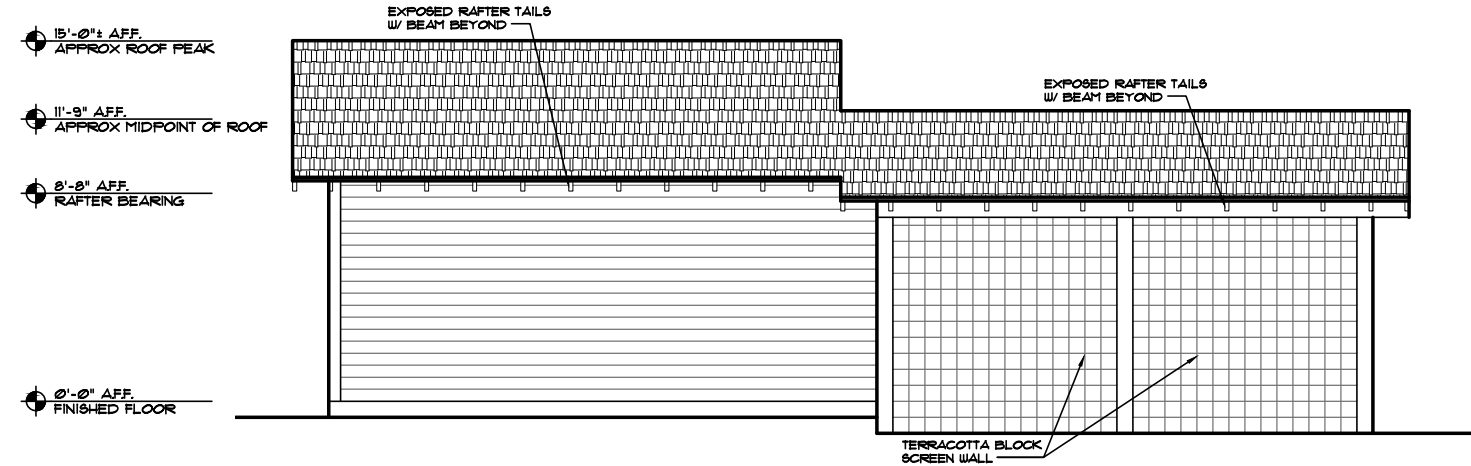
Proposed ADU South Exterior Elevation - Scheme A-3

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



Proposed ADU West Exterior Elevation - Scheme A-3

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



Proposed ADU East Exterior Elevation - Scheme A-3

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

A5
SHEET
8 OF 8

Project No.:2407
Drawn by: EGNIII
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Date: 06-03-2024

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Roy Brunson Residence

SINGLE FAMILY HOME RENOVATIONS

1002 JOSEPHINE STREET
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AARON DAVID COY, ARCHITECT
FLORIDA REGISTRATION AR92819

Architecture
Interiors
Planning

Aaron D. Coy
ARCHITECT
EIAArchitect@gmail.com
Ph: (813) 454-5356
3246 Rising Creek Court
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FL Lic. AR92819



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
June 27, 2024**

Project #	HPB24-134
Project Type	Minor Exterior Alterations
Property Address	1016 Dorothy Street
Historic District; FMSF#	Lake Hunter Terrace Historic District; #PO6402; Mrs. Martha Gomme House (CD 1940)
Owner/Applicant	Mr. Kenneth Rohrer
Zoning; Context District; Future Land Use; SPI	RA-3; Urban Neighborhood Residential Medium
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	Replace 13 windows, 6/23/2010 (2010-090).

REQUEST

The Applicant requests approval make minor exterior alterations to the front porch and porte cochere of the house on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of one platted lot (Lake Hunter Terrace Subdivision Block F, Lot 25 east half and 26), consists of 0.23 acres. On the property is a one-story, single-family house built circa 1935 in the Bungalow style, which is a contributing building in the Dixieland Historic District. Architectural features expressing the Bungalow style include a gabled roof, a front porch with simple wood posts, exposed rafter tails, and double-hung sash windows in both a three-over-one and nine-over-six lite configuration. Alterations to the building include the installation of asbestos siding over the original wood exterior cladding. The building is currently vacant, but is used as rental residence.

Recently, the Applicant removed the front porch posts and replaced them with four tapered columns on plinths covered in stacked stone. Additionally, the porte cochere was enclosed with fiber-cement siding on the front and back that matches the profile and dimension of the asbestos shingle siding on the house. Fixed windows have also been installed in this enclosure, along with a French door at the front and sliding glass door at the back. The side of the porte cochere has been enclosed with fiber-cement paneling, but is unfinished at the top of the wall; the Applicant intends to install fixed windows in this area, but this work has not been completed. The porte cochere columns were altered similarly to the front porch columns, except that a square column was used instead of tapered.

The Applicant was issued a Stop Work Order on June 4, 2024 for the alterations to the front porch columns and porte cochere, which was done without a Certificate of Review and a Building Permit. To correct this, the Applicant is seeking approval for these alterations. After consulting with staff and learning that stacked stone is not an appropriate material for use in the City's historic districts, the Applicant has agreed to change all stacked stone to brick veneer with an antiqued red finish. In addition, trim will be added to the top of the front porch columns to create the appearance of a capital. The Applicant's reason for the porte cochere enclosure was to provide a "Florida" room for the residence, as well as to stabilize both support columns.

APPLICABLE GUIDELINES:

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

The following *Standards* apply to this request:

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

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

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

Standard #9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new 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 6: Exterior Architectural Features: Alteration and Maintenance.

General Guidelines:

- Architectural details should be compatible with the architectural style of the building's original design.
- Protect existing architectural details, and retain distinctive features including roofs and porches that give the building its distinguishing character.
- Retain the basic plan of the building.
- Repair or replace deteriorated material with new material that duplicates the old as nearly as possible. If the original detail cannot be maintained or replaced in its original form, it should be modified without disturbing the character of the structure.

Sub-Chapter 6.2 Porches

- Porch columns, railings and trim details should match the original architectural style of the house.
- Deteriorated features of the porch should be duplicated in shape and character as close to the original as possible.
- Corner boards on wooden porches should be preserved and not covered up or replaced with narrower features.
- The removal, wholly or in part, of a porch, balcony, railings, or steps if they exist as part of the original structure, is not acceptable.
- Replacement of original porch features with inappropriate materials or features that conflict with the original porch design is not acceptable.

Sub-Chapter 6.5 Siding and Exterior Wall Cladding (Asbestos Siding)

- Exterior siding should be similar in style to the original.
- Preserve in good condition, not only for preservation purposes but mainly to avoid health hazards.
- If replacement is unavoidable, use similar board dimensions and joinery details.
- Fiber cement products may serve as replacement material.

ANALYSIS:

In evaluating the request with the Standards and Design Guidelines cited, staff made the following findings:

1. Given that the previous front porch posts were simple, square wooden posts lacking in ornamentation and the fact that the front porch floor and foundation has been replaced with concrete, staff believes that this porch has been altered and the posts were not likely original to the house. While the original porch post/column design was unable to be determined, evidence of brick plinths was found in the original porte cochere supports; the posts were likely added later. Additionally, the use of tapered columns on brick plinths is appropriate for the Bungalow architectural style of this house. Finally, the new columns are properly aligned to the upper beam and foundation, and spaced equally. As agreed upon by the Applicant after consulting with staff, trim should be added to the top of each column for the appearance of a capital, and the stacked stone should be replaced by brick or brick veneer.
2. The alteration of the porte cochere columns to match the front porch columns was found to meet the intent of the Design Guidelines, per the conditions provided for the front porch columns above.
3. While the enclosure of the porte cochere is a reversible alteration, it is inconsistent with the Standards and Design Guidelines, as the open porte cochere is a common character defining feature of the Bungalow house style. Enclosing this distinguishing feature removes its historical use for vehicle storage, and diminishes architectural integrity.

STAFF RECOMMENDATION:

1. Approval of the request to alter the front porch and porte cochere columns with the following conditions, to be reviewed and approved by staff prior to permit application approval:
 - a. Add trim to the top of each column for the appearance of a capital.
 - b. Replace the stacked stone with brick or brick veneer.
2. Denial of the request to enclose the porte cochere.

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



1016



1016

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