AGENDA
HISTORIC PRESERVATION BOARD
City Commission Chambers
December 17, 2020 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, Jenny Sykes, no later than 48 hours prior to the proceeding, at **(863) 834-8444**, Email: **Jenny.Sykes@lakelandgov.net**. If hearing impaired, please contact the TDD numbers: Local - **(863) 834-8333** or **1-800-955-8771** (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number **1-800-955-8770 (VOICE)**, for assistance.

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 November 19, 2020 Historic Preservation Board meeting minutes.

III. Old Business:

A. Design Guidelines for Historic Properties Final Document for Discussion and Adoption.

IV. New Business: NONE

V. Adjourn for Design Review Committee.

MINUTES

HISTORIC PRESERVATION BOARD
City Commission Chambers
Thursday, November 19, 2020
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; Dan Fowler (Chair), Lynn Dennis, Landis Fleming, Christopher McMachen, Jeremy Moses, Chris Olson, and John White were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation, Christelle Burrola, Planning Assistant, and Jerrod Simpson, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

Chair Dan Fowler called the November 19, 2020 meeting of the Historic Preservation Board ("Board") to order at 8:32 a.m. A quorum was reached, as seven Board members were present.

II. Review and Approval of Previous Meeting Minutes

Mr. John White motioned to approve the October 22, 2020 meeting minutes as submitted. Ms. Lynn Dennis seconded the motion. The motion passed unanimously 7-0.

III. Old Business:

A. Update on Design Guidelines Project. Ms. Emily Foster stated that the new Design Guidelines document is receiving final edits by the project consultant, following the public notice and comment period during October. A final version of this document will be emailed to the Board members prior to the December meeting, during which the document is anticipated to be adopted.

IV. New Business:

A. Board Member Update by staff. Ms. Foster recognized Ms. Dennis for being appointed to a second term and thanked her for her service to the Board.
B. Recommendation from staff to appoint Mr. Christopher McMachen to the Design Review Committee ("DRC"). With the departure of Mr. Tim Calhoon, the DRC has a vacancy, which Ms. Foster recommended that Mr. McMachen fill. A motion to appoint Mr. McMachen to the DRC was made by Mr. John White and seconded by Mr. Jeremy Moses. The motion passed unanimously.
C. Recommendation from staff to appoint Ms. Lynn Dennis as temporary DRC Chair due to the absence of Mr. Nick Thomas. A motion to appoint Ms. Dennis as temporary DRC Chair was made by Mr. Jeremy Moses and seconded by Mr. John White. The motion passed unanimously.

V. Adjournment

The meeting adjourned at 8:39 a.m. for the Design Review Committee. (J. White/L. Dennis, 7-0)

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Chair, Historic Preservation Board Senior Planner, Historic Preservation

AGENDA
DESIGN REVIEW COMMITTEE
City Commission Chambers
December 17, 2020, immediately following the Historic Preservation Board Meeting

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

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

II. Review and approval of the November 19, 2020 Design Review Committee meeting minutes.

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

IV. Consideration of Certificate of Review Applications:

A. **HPB19-197 – 1130 W. Marjorie Street** – Final Approval requested for the new construction of a single-family house on the property at this address. Owner: Merlin Properties of Central Florida LLC. Applicant: Ms. Yelithza Paramo, Paramount Building Services of Florida.

B. **HPB20-204 – 1805 Comanche Trail** – Final Approval requested for an accessory dwelling unit at this address. Owner: Mr. Robert Farley. Applicant: Mr. Daniel Sharrett, Sharrett Construction.

V. Other Business: NONE

VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE
City Commission Chambers
Thursday, November 19, 2020

(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; Lynn Dennis (Chair), Dan Fowler, Christopher McMachen, Jeremy Moses, and John White were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation, Matthew Lyons, Chief Planner, Christelle Burrola, Planning Assistant, and Jerrod Simpson, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

The meeting was called to order by Chair Lynn Dennis at 8:40 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Mr. John White motioned to approve the October 22, 2020 meeting minutes. Mr. Dan Fowler seconded the motion. The motion passed unanimously, 5-0.

III. Review of Certificates of Review administratively approved.

A list of twenty (20) administratively approved Certificate of Review projects covering the period 10/17/20-11/16/20 was included with the agenda packet. The Committee reviewed this list, and there were no questions or comments about these projects.

IV. Consideration of Certificate of Review Applications:

A. **HPB19-152 – 317 E. Park Street** – Final Approval requested for the new construction of six (6) two-story duplex buildings on the subject property. This request was conceptually approved on August 22, 2019. Owner: CSG Realty III, LLC. Applicant: Mr. Jon Kirk, Straughn Trout Architects.

Chair Dennis 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 that the subject property is an irregularly shaped lot consisting of 1.11 acres. The majority of this parcel was created in 2007 by the previous owner through the conveyance of the rear yard portion of properties located at 211, 301, 305 & 309 E. Park Street to a vacant 0.26-acre lot located at the southwest corner of E. Park Street and South Boulevard. Upon receiving approval for a variance from the Land Development Code's Subdivision Standards from the Planning and Zoning Board in March 2020 for this parcel, the Applicant combined the parcel with the contiguous lot to its south at 1109 South Boulevard. As approved by the Design Review Committee in August 2019, the noncontributing house that was located at 1109 South Boulevard was demolished recently. During the same meeting, the DRC granted conceptual approval of the six duplex buildings and site plan.

The Applicant has revised the design of the duplex structures, as well as the placement of these structures on the subject property since the last DRC meeting. Each of the duplex buildings has a Neo-traditional aesthetic with side-gabled roofs and projecting gable ells, lapped siding with a brick watertable foundation, front porches supported by tapered columns on brick plinths, and three-over-one windows. Additional decorative architectural features include knee brackets, shingle and board-and-batten siding; corner boards; vertical and horizontal banding; and curved rafter tails. Three building types are proposed:

- Type 1 – Units 1 - 4. Two duplex buildings located at the corner of E. Park Street and South Boulevard and along South Boulevard just south of the intersection. These buildings have one front porch for each dwelling unit that faces each street frontage and addresses corner conditions. Each unit of this building type will contain two bedrooms. Unit A will have 1,506 square feet of living space, and Unit B will have 1,520 square feet of living space.

- Type 3 – Units 5 through 10. Three duplex buildings, located on the north and west sides of the interior of the property, with two separate front-facing porches. Each dwelling unit of this building type will contain two bedrooms. Unit A will have 1,506 square feet of living space, and Unit B will have 1,520 square feet of living space.

- Type 3 – Units 5 through 10. Three duplex buildings, located on the north and west sides of the interior of the property, with two separate front-facing porches. Each dwelling unit of this building type will contain two bedrooms. Unit A will have 1,506 square feet of living space, and Unit B will have 1,520 square feet of living space.

Materials for this project are proposed to include:

- Hardie Cedarmill or similar fiber cement siding with a 6-inch exposure; Hardie shingle siding straight edge and half-round panels; fiber cement panels; and brick veneer wainscot/watertable only on front façade and portions of side facades of the buildings.
- Fiber cement trim and casing.
- Single-hung sash aluminum windows with both single lite and three-over-one simulated divided lite appearances.
- Fiberglass Craftsman-style doors.
- Asphalt architectural shingles on a 6/12 pitch roof.
- The knee brackets and rafter tails will be wood.
- The porches will have concrete steps and floors, with brick veneer-wrapped column plinths and knee walls with concrete caps. Porch columns will be clad with a Hardie board smooth panel surround.

Ms. Foster stated that the building setbacks as shown on the revised site plan for each duplex appear to meet the requirements of the Land Development Code's Urban Neighborhood Standards for the MF-12 zoning district. The site plan for this project is currently undergoing Site Plan Review by the City's Development Review Team.

This request was evaluated using Secretary's Standards #9 and #10, and the Residential Historic District Design Guidelines, Chapter 4: Design Principles and Elements for New Construction and

Additions and Alterations to Non-Contributing Buildings. In evaluating this request with the applicable Standards and Design Guidelines, staff found that the proposed project introduces a nontraditional pattern of development on the interior portion of the subject property, but respects the spatial relationship established by the existing historic buildings located along South Boulevard and E. Park Street. The project represents contemporary construction methods and new materials, but will be compatible with historic materials, features, design, massing, and scale. With regard to Building Proportion, Alignment, and Orientation, staff found that:

- The foundation height appears to be appropriate, but the dimension is not noted on the elevation drawings; the minimum foundation height should be 21 inches.
- The overall height of the building at 29 feet, 3 inches to roof ridge is appropriate and compatible with two-story buildings in the Historic District.
- The two buildings along E. Park Street and South Boulevard are compatibly aligned with adjacent buildings on this block and oriented towards the streets.
- The four buildings to the interior of the subject property are oriented towards the shared access drive proposed for this development, but do not reflect the traditional alignment or orientation of the neighborhood due to the irregular lot configuration, for which a variance was approved.

With respect to materials and architectural ornamentation, staff found that:

- The proposed materials and architectural ornamentation are consistent with the Design Guidelines.
- The design of the windows and doors is appropriate for use on a building reflecting the Frame Vernacular or Bungalow style.
- Architectural details for each building have been varied slightly for each type of building, such as the dimensions/sizing of porch columns and plinths and type of siding treatment in porch gables, to provide visual interest and distinction between the buildings.
- Knee brackets, exposed rafter tails, and the variety of siding types are appropriate design elements that reflect historic architecture in the Historic District.

Regarding the Entrance Feature requirement per the Land Development Code, staff found that each of the buildings feature front porches. While building types 1 and 3 have porches with a minimum depth of 8 feet, as required by the Urban Form Standards, the front porch depth of Building Type 6 needs to be confirmed to meet this requirement.

Concerning Design Elements:

- The massing of the front and side elevations of the buildings has been softened by the use of projecting porches, ells, and bump-outs, decorative vertical and horizontal casing, as well as differing materials on the foundation and siding.
- The 6/12 pitch gable roof is an appropriate shape and pitch that is compatible with contributing buildings in the Historic District.
- The diamond-shaped windows on the side elevations of Building Type 6 should be changed to a rectangular or square appearance for consistency with the other window openings.

Finally, with regard to Landscape Elements, staff found that the interior portion of the subject property features several mature trees and a park-like environment, and suggests incorporating the existing, native landscaping into the site design.

Staff recommended Final Approval of the request with the following conditions, to be reviewed by staff prior to permitting:

1. Ensure that the foundation height (grade to finished floor) is a minimum of 21 inches;

2. Ensure that the front porch depth of Building Type 6 is a minimum of 8 feet;
3. Change the diamond-shaped windows on the side elevations of Building Type 6 to rectangular or square openings that are proportional to other window openings on this building; and
4. Provide an exterior paint color palette for each building.

Ms. Foster added that if this project is approved by the Committee, staff recommended scheduling a preconstruction meeting with Mr. Kirk, the Applicant's contractor, and/or project manager to ensure all parties understand the scope of design approval, as well as the execution of the project's construction to achieve the approved design.

Chair Dennis asked if the Applicant understood the conditions recommended by staff and had any additional comments or questions.

Mr. Jon Kirk was present in support of the request and addressed several of staff's comments. He indicated that all of the buildings would have a 21-inch foundation, except for the building at the corner of E. Park Street and South Boulevard, due to the property's grade. Mr. Kirk confirmed that Building Type 6 has a front porch with an 8-feet depth, but that the details of this building had not been fully created as this building may not be built, or may be phased to be built at a future date. Mr. Kirk commented that the inspiration for the diamond-shaped windows on this building came from a historic building in the South Lake Morton Historic District and were intended to differentiate this building from the others in the development, and that this building was located on the interior of the property and would not be visible from the public street. Finally, Mr. Kirk stated that an exterior paint palette will be provided for review, but he asked if this recommendation not be tied to the building permit submittal.

There was some discussion between Board members and about the foundation height issue, and it was determined that the northernmost building at the corner of E. Park Street and South Boulevard could have a reduced foundation height of 14 inches due to the higher grade at this location on the property and 21-inch foundations of the adjacent duplexes.

Mr. Dan Fowler commented that the diamond-shaped windows were creative and did not diminish the historic aesthetic, given the building's proposed placement within the development. He proposed that that staff condition be removed.

A video by Mr. Jordan Arbuckle, 309 E. Park Street, was shown by staff as requested by Mr. Arbuckle, which also had the support of two adjacent property owners. Mr. Arbuckle expressed concerns about the project's layout and increase in density, potential negative impacts to the neighborhood and property values, and the removal of old-growth trees. There were no additional public comments. Mr. Kirk responded to Mr. Arbuckle's concerns and commented that the lot arrangement was not of the owner's making. Mr. Kirk also responded that the density was permitted by zoning and two fewer units are being proposed than what is permitted under zoning.

Mr. Fowler confirmed with Mr. Kirk that Mr. Kirk would be the project manager for this development.

MOTION: Final approval of the request for new construction per staff recommendation, with the following conditions (D. Fowler/J. Moses, 5-0):

1. **Ensure that the foundation height (grade to finished floor) is a minimum of 21 inches; however, the foundation height for the northern-most building at the corner of E. Park Avenue and South Blvd. may be reduced to 14 inches;**
2. **Ensure that the front porch depth of Building Type 6 is a minimum of 8 feet; and**

3. **Provide an exterior paint color palette for each building to staff for review and approval, but this does not need to be submitted prior to building permit submittal.**

B. **HPB20-160 – 817 Orange Park Avenue** – Final Approval requested for a major rehabilitation to the house at this address. This request was conceptually approved with several revisions and continued from October 22, 2020. Owner: Mr. Chris Morata and Mrs. Lauren Morata. Applicant: Mr. Daniel Sharrett, Sharrett Construction.

Chair Dennis 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 that the subject property is an interior lot of record with a total area of 0.17 acres. On this property is a two-story, frame vernacular house built circa 1926, which is a contributing building in the South Lake Morton Historic District. Frame vernacular was a prevalent style of residential architecture in Florida and refers to the use of a common wood frame construction technique used by self-taught builders. Architectural features of this house include a side-gabled roof, a full width, hipped-roof front porch enclosed with screen and supported by square columns and a knee wall, a second-story shed-roofed porch enclosed with windows and wood shingle siding, wood lap siding with shingle siding at the foundation, curved rafter tails, and decorative knee brackets. Where original windows exist, they appear to one-over-one, double-hung sash windows with a tall lower sash and a short upper sash. Alterations include several replacement windows, the porch enclosures and several additions, including side and rear additions, as well as the second-story, which were likely added in the 1950s.

Per the direction of staff and the Committee, the Applicant's request has been revised and proposes the following exterior alterations, which will accompany a large-scale renovation to the home's interior:

- Rebuild the front porch roof as a 2/12 pitch shed roof instead of a hipped roof (incorrectly shown on Elevation Sheet 3); rebuild shake-sided knee walls; and install square porch columns with brick plinths.
- Install a brick foundation below the shake siding/skirting around the house, which will replace some of the shake skirting on the sides of the house and replace the shake skirting on the rear of the house.
- Rebuild and decrease the front width of the second-floor shed-roofed porch. Proposed new porch will have a 2/12 pitch shed roof, with shake siding covering all three sides and corner boards. Eight windows reflecting the historic window design on this house will be used on this feature including four windows on the front and paired windows on the sides.
- Extend the second floor, north side elevation wall to provide symmetry on the front elevation.
- Replace several windows with vinyl windows in a one-over-one lite configuration matching the historic windows of the house (shorter upper sash/longer lower sash).

The following alterations were proposed by the Applicant and recommended for approval by staff and are still being requested:

- Relocate the front door from the center of the ground floor front elevation to the right side of this elevation; door will be replaced with a fiberglass door with a half-lite or quarter-lite appearance;
- Replace existing front door openings with two single window openings centered in the left and middle front porch bays; and

- Enclose an exterior door opening and stoop area on the rear elevation, and enclose an exterior door opening on the south side elevation of the house; both openings will be cladded in siding to match the existing lap siding. A new back door and opening will be installed on the rear elevation in place of two small, existing windows.

This request was evaluated using the Secretary's Standards #2, #3, #4, #5, #6, #9 and #10, and Residential Historic District Design Guidelines, and Chapter 5: Rehabilitation of Contributing Buildings. While the subject house has experienced major alterations in the past, including building additions and the addition of the entire second story, these structural changes appear to be over 50 years old and are interpreted to have acquired historic significance in their own right, as part of its architectural context and evolution, per Standard #4. The alterations proposed will affect mainly the front façade of the house, which is the primary elevation and the most visible side of the house from the public street. Generally, modifications to the front façade of a historic building should be done sensitively and should not change historic features irreversibly or alter their character, which define architectural style.

In evaluating the request, staff found the proposed alterations generally meet the intent of the Standards referenced, as distinctive materials, features, and spatial relationships of building components will be maintained or replaced in-kind with similar materials. While staff found that the introduction of differently- styled front porch columns and plinths introduces an architectural element not original to the house, the simple style of the column and brick plinth, and the relationship of this feature to the proposed brick foundation below the shake skirting, are compatible with and reflect the Frame Vernacular style of this house.

Regarding the Design Guidelines, staff found that the proposed changes to materials, fenestration, and building features are consistent with the guidelines for alterations to contributing buildings. The second-floor addition, alterations proposed for both the ground floor front porch and second-story porch feature, and introduction of brick foundation are in keeping with the Frame Vernacular character of the house, while improving the symmetry and structural stability of the house. Staff also found that the alterations to the door and window openings on the rear and side elevations are consistent with the intent of the Design Guidelines and neighborhood character.

Finally, as noted in the previous staff report, the wood shake siding is a distinguishing feature that conveys the distinctive character of this house and should be maintained, but may be replaced using similar material with the same dimensions and profile, and installed with the same pattern as the existing. Additionally, the decorative knee brackets existing on the second story gable and shed roof were not shown on the elevation drawings, but should be maintained or replicated using wood or a similar material.

As the request meets the intent of the Standards and Guidelines, staff recommended Final Approval of the request with the following conditions, to be reviewed and approved by staff prior to permitting:

- All replacement windows must match the one-over-one, uneven sash configuration of the original, historic windows and be recessed from the exterior wall plane to provide a shadow-line for both top and bottom sash;
- All window and door trim and casing should replicate the dimensions and profile of the historic window and door trim and casing;
- If shake siding is replaced, the replacement material must be similar in dimension, profile, and pattern layout; and
- Decorative knee brackets should be maintained in the second-story gables and shed-roofed porch feature.

Chair Dennis asked if the Applicant understood the conditions recommended by staff and had any additional comments or questions.

Mr. and Mrs. Chris Morata and Mr. Dan Sharrett were present in support of the request. Mr. Morata stated that they understood the conditions recommended by staff and could comply with them. He commented that the slope shown on the side elevations is not that steep and so not much of the requested brick foundation would be seen. Mr. Morata stated that they had worked with Ms. Foster to come up with solutions that they were satisfied with.

There were no public comments.

Mr. Fowler commented that the proposed new porch columns were proportionately different than the original columns, giving the front porch a heavier look. Mr. John White commented that he questioned that as well, and pointed out the example provided for the new columns showed a tapered column. Mr. Morata responded that the porch columns will not be tapered as shown in the example, but squared, similar to the existing columns; the columns will also proportional to the front porch and will be similar in dimension to the existing columns. Mr. Fowler commented that currently, the columns do not visually carry down to the porch floor, which presents a major difference in appearance. He restated his comments from the last meeting where it was expressed that this house has a unique appearance aesthetically and the proposed change is quite significant. Mr. Morata responded that the front porch was an area that they were looking for some flexibility, given that the second floor was an addition and lends a lot of weight to the house overall, and the change to the front porch was intended to balance the second floor.

MOTION: Final approval of the revised request with the following conditions as recommended by staff (J. Moses/C. McMachen, 4-1, with D. Fowler opposing):

1. **All replacement windows must match the one-over-one, uneven sash configuration of the original, historic windows and be recessed from the exterior wall plane to provide a shadow-line for both top and bottom sash;**
2. **All window and door trim and casing should replicate the dimensions and profile of the historic window and door trim and casing;**
3. **If shake siding is replaced, the replacement material must be similar in dimension, profile, and pattern layout; and**
4. **Decorative knee brackets should be maintained in the second-story gables and shed-roofed porch feature.**

C. **<u>HPB20-156 – 1016 South Boulevard</u>** – Final Approval requested for replacement windows installed in the house located at this address. Owner/Applicant: Mr. Ryan Lopez and Ms. Lillie Weaver.

Chair Dennis 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 that the subject property is an interior lot of record, which is 0.16 acres in size. This lot contains a single-family house in the Bungalow architectural style, built circa 1925, that is a contributing building in the South Lake Morton Historic District. The one-story house has a rectangular plan oriented to South Boulevard, and features a front gabled roof with a hipped roof front porch with a central gable. The front porch is supported by four tapered columns on struck block plinths, which was previously enclosed. Additional character-defining features of the house include decorative beams in the gables, a 3-bay gable vent, novelty siding, corner boards, lattice brick foundation, and a corbelled brick chimney.

Another character-defining feature that has since been removed were all of the original double-hung sash wood windows with a three-over-one divided lite configuration, as well as the window trim and casing.

On September 4, 2020, an anonymous complaint was received by City staff concerning work done at this house over the summer months of 2020, without a Certificate of Review and building permits; specifically, that the enclosed front porch had been reopened and both the front door and all windows had been replaced. Using Google Streetview images from July 2019 compared to the current appearance of the house, a staff investigation confirmed that the enclosed front porch had been restored to an open front porch and the front door was replaced with a new quarter-lite style door. In addition, all original windows were replaced with white vinyl, single-hung sash windows with a simulated divided lite appearance reflecting a Colonial lite pattern with the muntins or "grids" sandwiched between the double-pane window glazing. It was also found that the two window openings on either side of the chimney had been resized and made smaller, and the set of paired windows on the same south side elevation had been resized into a single window opening. All original window trim and casing was replaced with what appears to be 1" X 4" wood.
Based on the complaint and investigation, a Stop-Work Order was issued by the City's Building Inspection Division for the work mentioned above. The Applicants applied for and received a Certificate of Review for the replacement front door and restoration of the open front porch, which was granted approval by staff as these items were consistent with the Residential Historic District Design Guidelines. The Applicants also applied for a building permit for all work, which is currently pending due to this request. The Applicants acquired the house in January 2020 from Mr. and Mrs. Robert Lopez, and stated in the Building Permit application that this work was undertaken prior to the Applicants' ownership.

This request was evaluated using the Secretary's Standards #9 and #10 and Residential Historic District Design Guidelines, Chapter 5: Rehabilitation of Contributing Buildings. Typically, window replacement requires only staff-level review and approval, if the replacement window complies with the Design Guidelines. Because the requested replacement windows are not consistent with the Design Guidelines for several reasons, this request was referred to the Committee for review. Original windows are character-defining features of a historic building, and their replacement with modern windows can adversely affect the architectural integrity of a building. The architectural style of this house is Craftsman Bungalow, which is expressed in part by the three-over-one divided lite configuration of its original wooden double-hung sash windows that were removed. In cases of severe deterioration, replacement windows may be used as long as the replacement windows match the window pane configuration of the original windows, have dimensional muntins attached to the exterior glazing, are installed with an adequate recess for the window profile and reveal, and retain or replicate the original trim and casing.

Staff found the replacement windows requested by the Applicants have a Colonial-style pane configuration that does not match the pane configuration of the original three-over-one windows, and the window muntins/grids are sandwiched between the double-pane window glass, which does not comply with the exterior-mounted, dimensional muntin requirement. Also, the top sash of the windows does not have an adequate recess from the exterior wall/trim. Additionally, two window openings on the south elevation were reduced, and a set of paired windows were combined, eliminating the central vertical mullion, which is not an acceptable treatment per the Design Guidelines. Finally, all original window trim was replaced, eliminating the original profile and dimensional elements of the window openings. For these reasons, this request does not comply with the Design Guidelines.

Potential alternatives for this request, if the Committee members are willing to consider them and the Applicants choose to pursue them, may include:

1. Removal of the grids in the replacement windows, if possible, to produce a one-over-one lite window, maintaining the new opening sizes on the secondary façade and trim/casing, which may be considered for approval by the Design Review Committee.
2. Replacement of all windows with windows having a three-over-one divided lite configuration and exterior-mounted muntins, matching the size of window openings and appearance of the windows originally in the house, and maintaining the new opening sizes on the secondary façade and trim/casing, which may be considered for approval by the Design Review Committee.

Due to the inconsistencies with the Design Guidelines as noted, staff recommended denial of the request as submitted. Ms. Foster added for the Committee's information that the Applicant may suggest alternative solutions for consideration and approval.

Chair Dennis asked if the Applicant understood the staff recommendation and had any additional comments or questions.

Mr. Ryan Lopez and Ms. Lillie Weaver were present in support of this request. Ms. Weaver read a statement of her and Mr. Lopez's experiences as new homeowners in improving the subject property and getting acquainted with their neighbors and neighborhood. Ms. Weaver also relayed how she was informed about the City's code enforcement action, and that she and Mr. Lopez have purchased exterior muntins for installation on the four windows on the front façade of the home, which will be delivered December 9th. Ms. Weaver also relayed that she and Mr. Lopez are small business owners of a downtown bar, which was negatively financially impacted due to the Covid-19 pandemic shut-downs, and ripping out the new windows would be cost prohibitive. She shared that they would like to be good stewards of the neighborhood and asked the Committee how they can come into compliance while maintaining a financially feasible solution.

Mr. Lopez presented before and after photos of the subject house, as well a page from the draft version of the Design Guidelines for Historic Properties showing examples of appropriate windows for a Bungalow house type. Ms. Foster clarified that this example was from the draft version of the Design Guidelines, which has not been adopted by the Historic Preservation Board, and that this page was being edited for clarity as some photos are not appropriate for the Bungalow house style.

To Mr. Fowler's question concerning the replacement windows being installed when Mr. Lopez and Ms. Weaver purchased the home, Mr. Lopez stated he did not know when the windows were installed, but they were present when he accepted the home. Chair Dennis confirmed with the Applicants that they did not install the replacements window, which existed when he bought the home, to which Mr. Lopez responded yes. Mr. Lopez commented that somebody at some point installed the replacement windows.

There were no public comments. Chair Dennis opened the floor for Committee discussion or further questions. Mr. Christopher McMachen asked if the Applicant had explored removing the sandwiched muntins from the replacement windows. Mr. Lopez responded that he had not explored this, as the windows were insulated and would need to be broken to remove the muntins, and this would defeat the purpose for requesting to retain the windows. Mr. Lopez added that the Committee had previously allowed muntins to be applied to the exterior of replacement windows for other properties, which is why he ordered exterior muntins to be installed. Mr. McMachen

confirmed with Mr. Lopez that the exterior muntins Mr. Lopez ordered would match the six-over-six simulated divided lite pattern of the internal muntins currently present.

Mr. Jerrod Simpson addressed the Committee and commented that clarification may be needed for what the Design Guidelines actually say. From his understanding of the staff report, Mr. Simpson stated that what the Design Guidelines require is the same lite configuration as before. The Bungalow configuration that Mr. Lopez is alluding to is what applies for new construction if using the Bungalow architectural style; but what we have here is alteration of existing features. Mr. Simpson asked for clarification from Ms. Foster. Ms. Foster responded that there are multiple reasons that what was done was inconsistent with the Design Guidelines. She stated that the sandwiched muntins was only one inconsistent feature; the Design Guidelines also recommend using the same divided lite configuration, so instead of a six-over-six simulated divided lite configuration, a three-over-one lite configuration should have been used, which was original to the house. Ms. Foster added that the Design Guidelines also make reference for replacement windows to have an adequate recess into the wall to avoid a flat or flush appearance. It was all of this guidance that staff used for evaluation of the Applicant's request.

Mr. Lopez commented that he did not know whether the original windows staff mentioned were actually the originals, because the Florida Master Site File Site Inventory Form given to him for this property by staff states that the house was altered, and he was unsure whether one of those alterations was replacing windows with the windows staff was referring to as originals. Ms. Foster responded that in her professional experience, the double-hung sash, wood, three-over-one windows were the original windows, and the alteration referred to in the Site Inventory Form was the front porch enclosure.

Directed at staff, Ms. Weaver commented that to avoid ripping the windows out, would the Committee accept the Applicants hiring a carpenter to trim out the windows so that they do not appear flush. Ms. Foster replied that she had no comment or objection, and the Committee would need to respond to that suggestion. Mr. Lopez commented that he had several examples of flush-mounted windows and windows with sandwiched muntins in the Historic District.

Chair Dennis commented that when a previous owner has made alterations that come to bear on the current owner, it is always a difficult decision for the Committee in this situation. Mr. Moses asked if there were previous cases like this one and what the Committee had decided. Mr. Fowler stated that he had experience where the current owner made inappropriate alterations, in which case he personally did not have sympathy for it. For something like this request, where the new owner knew nothing about the alteration, Mr. Fowler was not of the persuasion to put the Applicants in a financial bind. Chair Dennis brought up the subject of notification for new owners about the requirements of the Historic Districts. There was a brief discussion concerning public outreach and educating real estate professionals about historic properties and related regulations. Ms. Foster stated that public notification letters are sent to new owners of properties in the historic districts and she has given a formal training to the Lakeland Realtors Association in the past.

Ms. Foster asked Mr. Lopez if he had a relationship with the previous owner, or if it was coincidence that the previous owner had the same last name. Mr. Lopez responded yes there is a relationship, but he had nothing to do with the house, which had been a rental for 40 years. Mr. Matthew Lyons asked what the relationship was between Mr. Lopez and the previous owner, to which Mr. Lopez responded the previous owner was his father. Mr. Lyons asked how long Mr. Lopez's father had owned it, to which Mr. Lopez responded about 40 years. Mr. Lyons commented that in there was not a recorded transaction of the property listed for sale. Mr. Lopez responded that one does not need to put a house on the market to sell.

Mr. McMachen commented that the Committee should take into account the context of the request and consider hardship in light of Covid-19 and the shut downs. Mr. Moses stated that the front windows are radically different from the side windows in that the side windows were altered in size. Mr. Fowler stated that what is there now is not inconsistent overall in our Historic Districts, and while not ideal, the request is not detrimental to the Historic Districts. Mr. Chris Olson commented that there are examples of contributing homes with exterior muntins on the front of the house and sandwiched muntins on the side windows, given that the side windows are not as visible.

Mr. Simpson clarified that regarding precedence, the Board's By-Laws state that the Board is not bound by precedent and each case needs to stand on its own merits. While it is good to look at precedence as a guide, it is not binding to the Board. Mr. Simpson also stated that hardship is not a consideration provided by the Land Development Code or Design Guidelines. However, the Land Development Code is broader than the Design Guidelines and gives the Committee some flexibility in considering the context of the situation, stating that "the alteration shall not affect the architectural quality or historic character of the building being reviewed and compatible with the district."

MOTION: Final approval of the request as submitted with one condition (D. Fowler/J. Moses, 5-0): Exterior-mounted, dimensional muntins (grids) matching the 6-over-6 simulated divided lite configuration of the replacement windows must be installed on the four windows located on the front (west) elevation of the house.

D. **HPB20-185 – 1031 Biltmore Place** – Final Approval requested for an addition to the rear of the house located at this address. Owner/Applicant: Mr. Eligio Sanchez.

Chair Dennis 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 that the subject property is an interior lot consisting of 0.24 acres and contains a contemporary house built in 1982, which is a non-contributing building in the Biltmore-Cumberland Historic District. The house is a side-gabled, one-story structure that is constructed of finished concrete block and features a front-loaded, two-car garage.

The Applicant's request proposes to build an addition consisting of 507 square feet onto the rear of the existing house. Approximately 202 square feet of space will be used for a new sitting room, and the remaining 305 square feet of space will be a new screened porch. The addition will be constructed of finished concrete block to match the house. Screened window and door openings will be used in the porch section, and the sitting room will feature an interior doorway and three windows to match the style and appearance of the existing windows on the house. Shutters matching those on the house will be used on the exterior paired windows on the addition. Asphalt shingles matching the existing roofing are proposed on the addition. Vertical siding and a round attic vent matching these features on the house will be used on the rear-facing gable of the addition. The addition will have building setbacks from the side and rear property lines that meet the Urban Form Standards of the Land Development Code.

This request was evaluated using the Secretary's Standards #9, and Residential Historic District Design Guidelines, Chapter 4: Design Principles and Elements for New Construction and Additions and Alterations to Non-Contributing Buildings. In evaluating the request with the

Standards, staff found that the requested addition does not disturb the spatial relationships that characterize the neighborhood, and the essential form and integrity of the existing house is maintained.

In evaluating the request with the Design Guidelines, the materials of the proposed addition reflect the original materials of the house and are compatible with the Guidelines. The design of the proposed windows, as well as roof pitch and overhang, is consistent with the style of the subject house and Guidelines. Furthermore, the addition is appropriately placed to the rear of the house. Therefore, staff recommended final approval of the request as submitted.

Chair Dennis asked if the Applicant understood the conditions recommended by staff and had any additional comments or questions.

Mr. Eligio Sanchez was present in support of the request, but had nothing further to add.

There were no public comments.

MOTION: Final approval of the request as submitted and recommended by staff (J. Moses/J. White, 5-0).

E. **HPB20-189 – 922 South Boulevard** – Final Approval requested for the new construction of a detached garage at the rear of the property at this address. Owner/Applicant: Mr. Tom Winslow.

Chair Dennis 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 that the subject property is an interior lot consisting of 0.16 acres (50 feet by 135 feet) with alley access to the rear. On the property is a circa 1924 Bungalow house, which is a contributing building in the South Lake Morton Historic District. The one-story house features a front-gabled roof with exposed curved rafter tails, lap siding, and double-hung sash windows with a three-over-one lite configuration. The hipped-roof front porch and side-gabled porte cochere features a gable pediment, tapered columns and brick column plinths. Accessory buildings over 300 square feet require the review and approval by the Design Review Committee instead of staff, and the requested garage is 624 square feet (24 feet by 26 feet) in total area. The proposed new garage structure will be of wood frame construction placed on a concrete slab at the rear of the subject property.

The garage is proposed to be clad in Hardie Plank lap siding and have Hardie material trim and casing. The 5/12 pitch, gabled roof will be covered in fiberglass shingles and will feature exposed rafter tails to match the appearance of the house. Decorative features include corner boards, knee braces, and gable vents reflecting the architectural design of the house. The east elevation of the garage, facing the alley, will have two metal overhead garage doors, while the south elevation will have one metal overhead garage door. The west elevation will have a 6-panel entry door. For access to the garage, a new concrete driveway is proposed to be constructed between the alley and the garage.

The site plan indicates a side yard setback of 3 feet from the north side property line and rear yard setback of 18 feet from the rear (east) property line.

This request was evaluated using Secretary's Standards #9 and #10, and Residential Historic District Design Guidelines, Chapter 5: Rehabilitation of Contributing Buildings. Staff found the proposed garage to be consistent with the Standards, as it will not damage the spatial relationships that characterize the building, and will not destroy historic materials or features. New but compatible building materials will be used.

Regarding the Design Guidelines, staff found the request to be consistent with the guidelines for placement, design, and materials for garage structures on contributing properties. Additionally, the building setbacks and height meet the requirements of the Land Development Code's development regulations for accessory structures. Therefore, staff recommended Final Approval of the request as submitted.

Chair Dennis asked if the Applicant understood the conditions recommended by staff and had any additional comments or questions.

Mr. Tom Winslow was present in support of the request. He asked if further review would be necessary if he decided to remove the garage door on the south elevation and/or the entry door on the west elevation. Ms. Foster responded that only staff-level review would be needed for this.

There were no public comments.

MOTION: Final approval of the request as submitted, per staff recommendation, with one condition (D. Fowler/ J. White, 5-0): Applicant has the option to remove the garage door on the south elevation and/or the entry door on the west elevation.

F. **HPB20-191 – 501 W. Patterson Street** – Final Approval requested for the new construction of a covered porch on the east side of the house at this address. Owner/Applicant: RM Group Venture LLC.

Chair Dennis 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 that the subject property is a corner lot consisting of 0.14 acres in the Dixieland Historic District. The property contains a circa 1923 Frame Vernacular house. The one-story house has a hipped roof, a gabled overhang over the front door, and a shed-roofed building addition on the west elevation. While this house was categorized as a contributing building to the Dixieland Historic District at the time of the 1993 historic district survey, staff found that this building has lost any architectural integrity it may have had in the past; all windows and doors have been replaced, and the vertical paneling siding does not appear to be original. Therefore, staff has determined that this building no longer reflects the architectural character of the Dixieland Historic District and is non-contributing.

The request proposes to remove the existing gabled overhang and add a covered front porch, 128 square feet in area (16 feet wide by 8 feet deep). The new porch will have a shed roof and will be supported by tapered columns on square bases, with the 4/12 pitch of the porch roof matching the existing roof pitch of the western building addition. The sides of the porch roof will be clad in siding matching the existing vertical siding of the house. Ms. Foster noted that the elevation drawings submitted by the Applicant show horizontal lap siding, but the existing vertical siding will remain.

This request was evaluated using the Secretary's Standards #9 and #10, and Residential Historic District Design Guidelines, Chapter 4: Design Principles and Elements for New Construction and Additions and Alterations to Non-Contributing Buildings. The Dixieland Historic District displays a variety of architectural styles, but the most common is the Bungalow, which is characterized by a front porch. Due to the unusual aesthetics of the subject house and its many alterations that have negatively affected its architectural integrity, staff found the proposed front porch addition to be consistent with the Standards, as the porch design and materials are compatible with the surrounding neighborhood and will not adversely affect the integrity of the Dixieland Historic District.

With regard to the Design Guidelines, staff found the request to be consistent with the intent of the guidelines for massing, scale, design, and materials for additions to noncontributing buildings. With regard to architectural ornamentation, in order to be consistent with the Design Guidelines and compatible with the design and scale of surrounding houses, staff recommended that a simple square capital be added to the porch columns that is similar in design and shape to the cap of the column bases.

Lastly, staff found the proposed front porch to meet the entrance feature design requirements of the LDC Urban Form Standards, except for the 21" height above grade requirement. The porch also encroaches into the principal building street setbacks, which are a minimum of 15 feet for both the W. Patterson Street (south) and S. Dakota Avenue (east) frontages of the property. These exceptions will need to be remedied by the approval of a variance by the Zoning Board of Adjustments and Appeals prior to receiving a building permit for this project.

Staff recommended approval of the request with the condition that simple square capitals are added to the porch columns that are similar in design and shape to the cap of the column bases.

Ms. Foster mentioned that a representative of the Applicant was unable to attend the meeting.

There were no public comments.

MOTION: Final approval of the request with one condition as recommended by staff (J. Moses/ J. White, 5-0): Add simple square capitals are added to the porch columns that are similar in design and shape to the cap of the column bases.

V. Other Business: None

VI. Adjournment: There being no further business, the meeting was adjourned at 10:28 a.m. (D. Fowler/J. Moses, 5-0).

Chair, Design Review Committee

Senior Planner, Historic Preservation

Certificates of Review Administratively Approved
Between 11/17/2020 and 12/7/2020

1. 107 LAKE MORTON DR (Contributing Building) - Replacement of the rear door with a Plastpro fiberglass full-lite door (FL#15210).
   Subject to the following conditions: (HPB20-192)

2. 605 HOLLINGSWORTH RD (Contributing Building) - Installation of a 6 ft. wood privacy fence inside the perimeter of an existing chain-link fence in the rear yard of the subject property.
   Subject to the following conditions: (HPB20-193)

3. 744 JOHNSON AV (Contributing Building) - Installation of 23 solar panels on the south facing, side and rear portion of roof of the subject property.
   Subject to the following conditions: (HPB20-194)

4. 1911 PAWNEE TR (Contributing Building) - Installation of a 6 ft. tall privacy enclosing rear yard of the subject property, to replace an existing chain-link fence. New fence will be Ecostone tan composite fence (69 linear feet) where it faces the public street, and white vinyl fence (264 linear feet) on side and rear property lines.
   Subject to the following conditions: (HPB20-195)

5. 725 SIKES BL (Non-Contributing Building) - Installation of 90 linear feet of 6 ft. tall wood privacy fence enclosing the rear yard of the subject property.
   Subject to the following conditions: (HPB20-196)

6. 941 CORNELIA AV (Non-Contributing Building) - Installation of a 4 ft. tall wood fence in the rear yard of the subject property.
   Subject to the following conditions: (HPB20-198)

7. 719 MISSISSIPPI AV (Contributing Building) - Installation of 46 linear feet of 6 ft. tall white vinyl privacy fence with one walk gate in the rear yard of the subject property.
   Subject to the following conditions: (HPB20-199)

8. 922 E ORANGE ST (Contributing Building) - Installation of a 4 ft. tall black aluminum fence at the front yard, set back 5 feet from the existing knee wall, and a 6 ft. tall black aluminum on the west side of the subject property.
   Subject to the following conditions: (HPB20-200)

9. 612 W PATTERSON ST (Contributing Building) - Replace existing laundry room door at back of house with a Therma Tru opaque fiberglass or glazed steel door. Repair laundry room walls and finish with stucco texture matching the existing stucco cladding on the house.
   Subject to the following conditions: (HPB20-201)

Certificates of Review Administratively Approved
Between 11/17/2020 and 12/7/2020

10. 212 W PARK ST (Contributing Building) - Installation of an 8' X 10' (80 SF) premanufactured metal shed in the rear yard of the subject property, which is enclosed by a wood privacy fence.
Subject to the following conditions: (HPB20-202)

11. 1307 KING AV (Non-Contributing Building) - Installation of 36 low-profile solar panels on the south side and rear portions of the roof of the house on the subject property.
Subject to the following conditions: (HPB20-203)

12. 727 JEFFERSON AV (Non-Contributing Building) - Extension of the rear roofline and carport roofline to provide a covered, open-sided patio area at the rear of the house on the subject property. A new, rear-facing gable will be created on the new rear elevation roofline. Materials will include traditional frame construction, fiber-cement lap siding on the new gable, and fiber cement trim, soffit, and fascia.
Subject to the following conditions: (HPB20-205)

HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
December 17, 2020

Project #	**HPB20-197**
Project Type	**New Construction of a Single-Family House**
Property Address	**1130 W. Marjorie Street**
Historic District; FMSF#	**Lake Hunter Terrace Historic District; Vacant**
Owner/Applicant	**Merlin Properties of Central Florida, LLC**
Design Professional	**Ms. Yelithza Paramo/Paramount Building Services of FL, Inc.**
Zoning; Context District; Future Land Use; SPI	**RA-4; Urban Neighborhood; Residential Medium**
Existing Use	**Vacant**
Adjacent Properties	**Residential**
Previous Approvals	**N/A**

REQUEST

On behalf of Merlin Properties of Central Florida, LLC, Ms. Paramo requests approval to build a single-family house on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of one lot of record (Hardin's First Addition Subdivision, Block D, Lot 8) and is 0.15 acres (50 feet wide X 135 feet deep) in area size. An improved alley exists along the southern or rear boundary of the subject property. While this lot is a historically platted lot in the Dixieland Subdivision, it had been combined legally with 1134 W. Marjorie Street (Lot 9) to the west, and was split from this lot in 2017.

The Applicant proposes to build a single-story, single-family house on the subject property, which will have 1,809 square feet of living space. This home features a Bungalow aesthetic expressed by a front gabled roof and front porch supported by square columns with simple capitals and bases.

Materials proposed for the new house includes:

Scope	Material
Foundation	Concrete stem wall with 21" foundation above grade; smooth texture stucco on foundation.
Exterior Cladding	HardiePlank lap siding with Cedarmill wood grain texture in a 6" exposure. HardiePanel vertical siding in the front porch gable.
Trim/Casing/Frieze	HardieTrim smooth boards
Windows	Vinyl single-hung sash with a 1/1 lite configuration; windows will be recessed to provide a shadow line and will not be installed flush to exterior wall surface.
Doors	Fiberglass quarter-lite front door and 2-panel solid rear door
Roof/ Gable Vent	Asphalt architectural shingles on 5/12 pitch roof.
Fascia/Soffit	Hardie fascia and vented soffit.
Porch	Finished concrete floor and steps; HardieTrim used to finish columns
Exterior Paint Colors	Body: Benjamin Moore Woodlawn Blue; Trim: Benjamin Moore Butterfield; Accent(doors and foundation): Benjamin Moore French Beret

The site plan proposed for the new houses shows orientation of the home's front facade towards W. Marjorie Street, with two parking spaces located in the rear yard and accessible from the alley. The proposed building setbacks meet the Land Development Code's Urban Neighborhood Standards.

APPLICABLE GUIDELINES:

The Secretary of Interior's Standards for Rehabilitation ("Standards") 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* ("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 #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 4, page 4.1 to 4.9.

- Proportion – the scale and massing of the new building, including its fenestration, roof height and shape, and elevation should be consistent with surrounding contributing buildings.
- Building Form – the front façade of buildings should be closely aligned with other buildings on the block to maintain a uniform setback; consistent spacing of buildings maintains rhythm of historic neighborhood development pattern; the height-to-width ratio of street facing façade should be compatible with adjacent buildings.
- Orientation of new buildings should be toward the primary road and building setbacks should reflect traditional siting dimensions.
- Materials should respect adjacent historic buildings.
- Details and ornamentation should reflect those of surrounding buildings.
- Window material, style, size, and trim should be consistent with historic windows and include dimensional mullions and exterior muntins, if applicable.
- Doors should be of an appropriate design reflective of the architectural style of the building.
- Roof design and details should reflect those of surrounding buildings
- Colors should complement surrounding buildings.

ANALYSIS:

Adjacent to the subject property along W. Marjorie Street exist several single-family, one-story houses that exhibit the Bungalow, Frame Vernacular, and modern masonry vernacular styles. Staff finds that the proposed new house is similar in massing and scale to contributing Bungalow and Frame Vernacular houses throughout the Lake Hunter Terrace Historic District. The building form, scale, and proportion of architectural elements, including roof pitch and floor-to-ceiling height, is compatible with adjacent structures.

Staff also finds that the proposed materials are consistent with residences in the surrounding neighborhood and the Design Guidelines. The design of the house features a neo-traditional style that is compatible with the architectural character of the District. Elements such as the gable-front porch with simple columns, lap siding with corner boards, and one-over-one windows, are consistent with historical architectural styles found in the neighborhood, as well as the Design Guidelines. Fenestration and trim are also compatible.

Finally, the proposed placement of the house on the lot is consistent with the Design Guidelines and Urban Form Standards in terms of orientation, building setbacks, foundation height, porch depth, and placement of parking.

STAFF RECOMMENDATION:

As the requested new construction meets the Standards and Design Guidelines, staff recommends final approval of the request as submitted.

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

1133 W Marjorie St
Lakeland, Florida
Google
Street View
Ruby St

DESIGN PARAMETERS

APPLICABLE CODES
BUILDING CODES :
FLORIDA BUILDING CODES 2017 6 EDITION (BUILDING)
FLORIDA BUILDING CODES 2017 6 EDITION (RESIDENTIAL)
MECHANICAL CODE: FLORIDA BUILDING CODE MECHANICAL 2017 (6 EDITION)
PLUMBING CODE: FLORIDA BUILDING CODE PLUMBING 2017 (6 EDITION)
ELECTRICAL CODE: NEC 2014

METHOD OF DESIGN.
DESIGNED PURSUANT TO FLORIDA BUILDING CODE
CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION

BASIC WIND SPEED.
130 MPH (Vult) 101 MPH (Vasd)
140 MPH (Vult) 108 MPH (Vasd) ■
150 MPH (Vult) 116 MPH (Vasd)
160 MPH (Vult) 124 MPH (Vasd)

IMPORTANCE FACTOR
0.77 (BUILDING CATEGORY I) 1.15 (BUILDING CATEGORY III)
1.00 (BUILDING CATEGORY II) ■ 1.15 (BUILDING CATEGORY IV)

BUILDING OCCUPANCY CLASSIFICATION.
GROUP A - ASSEMBLY GROUP I - INSTITUTIONAL
GROUP B -BUSINESS GROUP M -MERCANTILE
GROUP E - EDUCATIONAL GROUP R -RESIDENTIAL ■
GROUP F - FACTORY INDUSTRIAL GROUP S - STORAGE
GROUP H - HAZARDOUS GROUP U - UTILITY

BUILDING CONSTRUCTION TYPE.
TYPE I-A TYPE II-B TYPE IV
TYPE I-B TYPE III-A TYPE V-A
TYPE II-A TYPE III-B TYPE V-B ■

EXPOSURE CATEGORY.
A C ■
B D

WIND BORNE DEBRIS REGION.
■ NO
YES
IMPACT RESISTANT GLASS
IMPACT RESISTANT SHUTTERS
IMPACT RESISTANT STORM PANELS
IMPACT RESISTANT COMBINATION OF GLASS & SHUTTERS
■ N/A

INTERNAL PRESSURE COEFFICIENTS.
0.00 (OPEN)
+0.18, -0.18 (ENCLOSED)
■ +0.55, -0.55 (PARTIALLY ENCLOSED)

ADDRESS: MARJORIE ST W
LAKELAND FL 33803

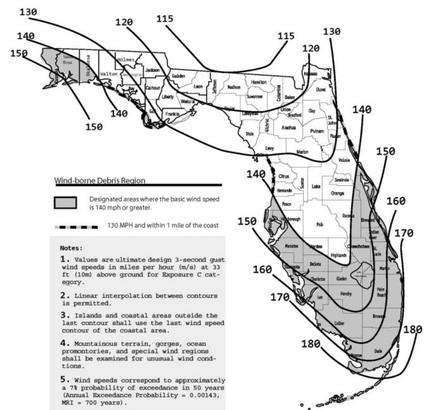
Parcel: **23-28-23-108800-004080**

FLOOD ZONE: " X"

LEGAL DESCRIPTION:
HARDINS FIRST ADD PB 6 PG 44 BLK D LOT 8

SCOPE OF WORK
THE SCOPE OF WORK CONSISTS OF:

NEW HOUSE



MARJORIE ST W
LAKELAND FL 33803
Parcel Details:
23-28-23-108800-004080

ZONING LEGEND
ZONING: SINGLE FAMILY

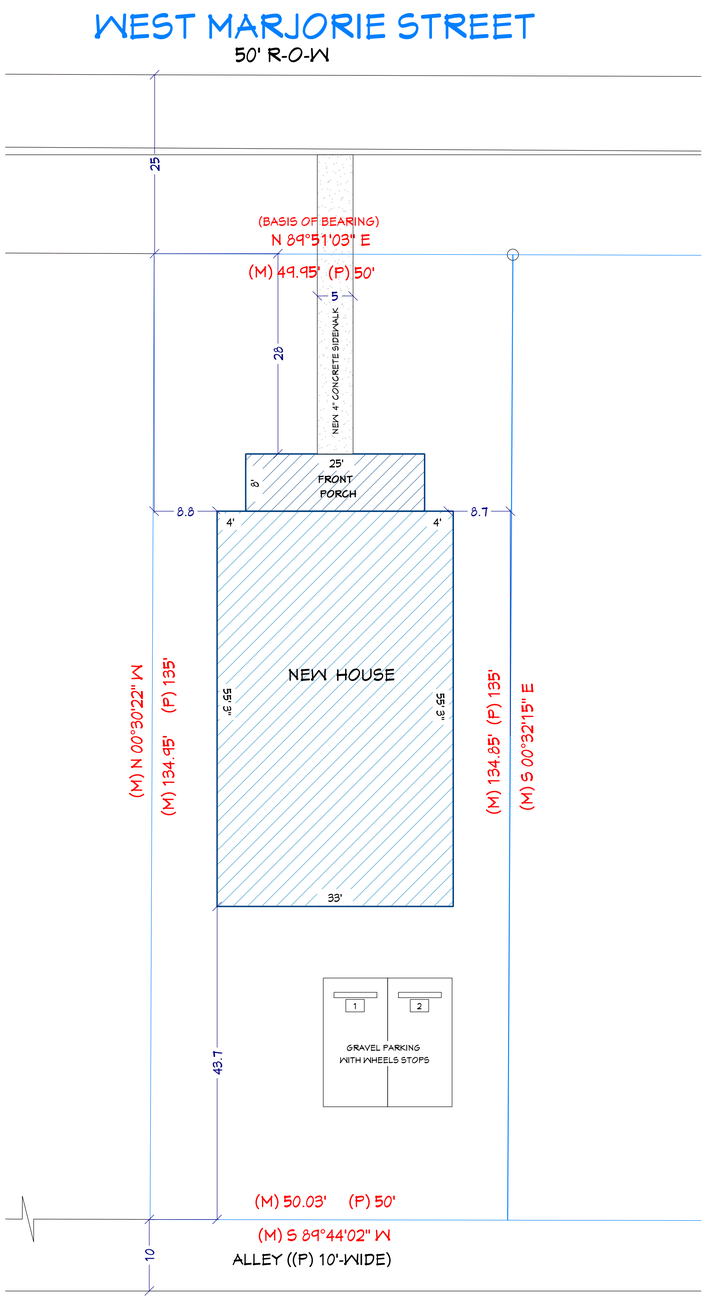
LIVING AREA	1809 sqft
FRONT PORCH	200 sqft
REAR ENTRY	14 sqft
TOTAL UNDER ROOF	2023 sqft

*FRONT SET BACK.....	28.0 ft
*REAR SET BACK	43.7 ft
*RIGHT SIDE SET BACK.....	8.8 ft
*LEFT SIDE SET BACK.....	8.7 ft

ATTENTION GENERAL CONTRACTOR / BUILDER:
ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY
ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO
THE ATTENTION OF THE DRAFTER OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION CORRECTION/
REVISIONS, ANY REVISIONS OR CHANGES, NOT RELATE TO THE CORRECTIONS OF ERRORS THAT ARE MADE AFTER THE FINAL
PLANS HAVE BEEN COMPLETE SHALL BE SUBJECTED TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY
ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE

THIS DRAWING AND DESIGN ARE THE EXCLUSIVE PROPERTY AND DESIGN OF Paramount Building Services of Fl Inc AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF Paramount Building Services of Fl Inc

IF ANY ERRORS OR OMISSIONS EXIST IN THESE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR AND/OR OWNER SHALL, WITHING 10 DAYS AFTER RECEIPT OF THESE DRAWING, AND PRIOR TO CONSTRUCTION, NOTIFY IN WRITING, OF SAID ERRORS OR OMISSIONS, OR BE HELD WHOLLY RESPONSIBLY FOR THE RESULTS AND COST OF RECTIFYING THE SAME.
NOR DO WE ASSUME ANY RESPONSABILITY FOR SUPERVISION OF CONSTRUCTION OR REVIEW OF SHOP DRAWINGS.
THE MAXIMUM LIABILITY TO Paramount Building Services of Fl Inc. NOT EXCEED THE FEE PAID TO Paramount Building Services of Fl Inc



DRAWINGS PROVIDED BY:
Paramount Building Services of FL Inc.
1421 Commercial Park Dr
Lakeland Fl, 33801
email:
paramountservicesfl@gmail.com
Ph: 863-226-2828

WILLIAM H "ROB" ROBERTS P.E. (#42712)
PRESIDENT/ENGINEERING MANAGER
EGI-ENGINEERING GREAT IDEAS, INC.
FBPE BUSINESS CERTIFICATE OF AUTHORIZATION # 29098
1003 SOUTH ALEXANDER ST, SUITE # 5
PLANT CITY, FLORIDA 33563
OFFICE Ph : (813) 752-7078 ext 222
CELL Ph (813) 334-0271
Email: rrobrts.egi@gmail.com

PLAN FOR:
MERLIN PROPERTIES
MARJORIE ST W
LAKELAND FL 33803
Parcel :
23-28-23-108800-004080

SITE PLAN

Due to the inherent nature of renovating existing building the draftsman/designer cannot determine exact dimensions without removing or demolishing existing structure and/or surfaces. Therefore; it is the sole responsibility of the contractor to verify all conditions and dimensions prior to construction, and fabrication of all components

NOTES:

A) PLANS NOT REVIEWED FOR ELECTRICAL

B) ELECTRICAL RECEPTACLES AND SWITCHES TO BE INSTALLED PER 2014 NEC (EXACT LAYOUT TO BE DETERMINED BY OWNER)

C) ALL OUTLETS REQUIRE ARC-FAULT CIRCUIT-INTERCEPT PROTECTION (AFCI) PER ELECTRICAL CODE 210.2 & 210.8

D) ALL 125 VOLT, 15 & 20 AMPERE RECEPTACLES INSTALLED IN AREAS SPECIFIED BY 210.52 SHALL BE LISTED TAMPER-RESISTANT TYPE PER ELECTRICAL CODE 406.11

E) ALL WOOD IN CONTACT WITH CMU MUST BE PRESSURE TREATED (OR SEPARATED WITH 90# FELT OR 22ga SHEET METAL)

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Florida Building Code: Residencial

NOTE: CARBON MONOXIDE ALARMS MUST BE INSTALLED WITHIN TEN FEET OF THE PRIMARY ENTRANCE TO EACH SLEEPING ROOM

DRAWING No.	DATE:
20-10008	NOV 2020
	SCALE: 1" = 10'
	SHEET: 1-8

WILLIAM H. ROBERTS LICENSE No. 42712 STATE OF FLORIDA PROFESSIONAL ENGINEER

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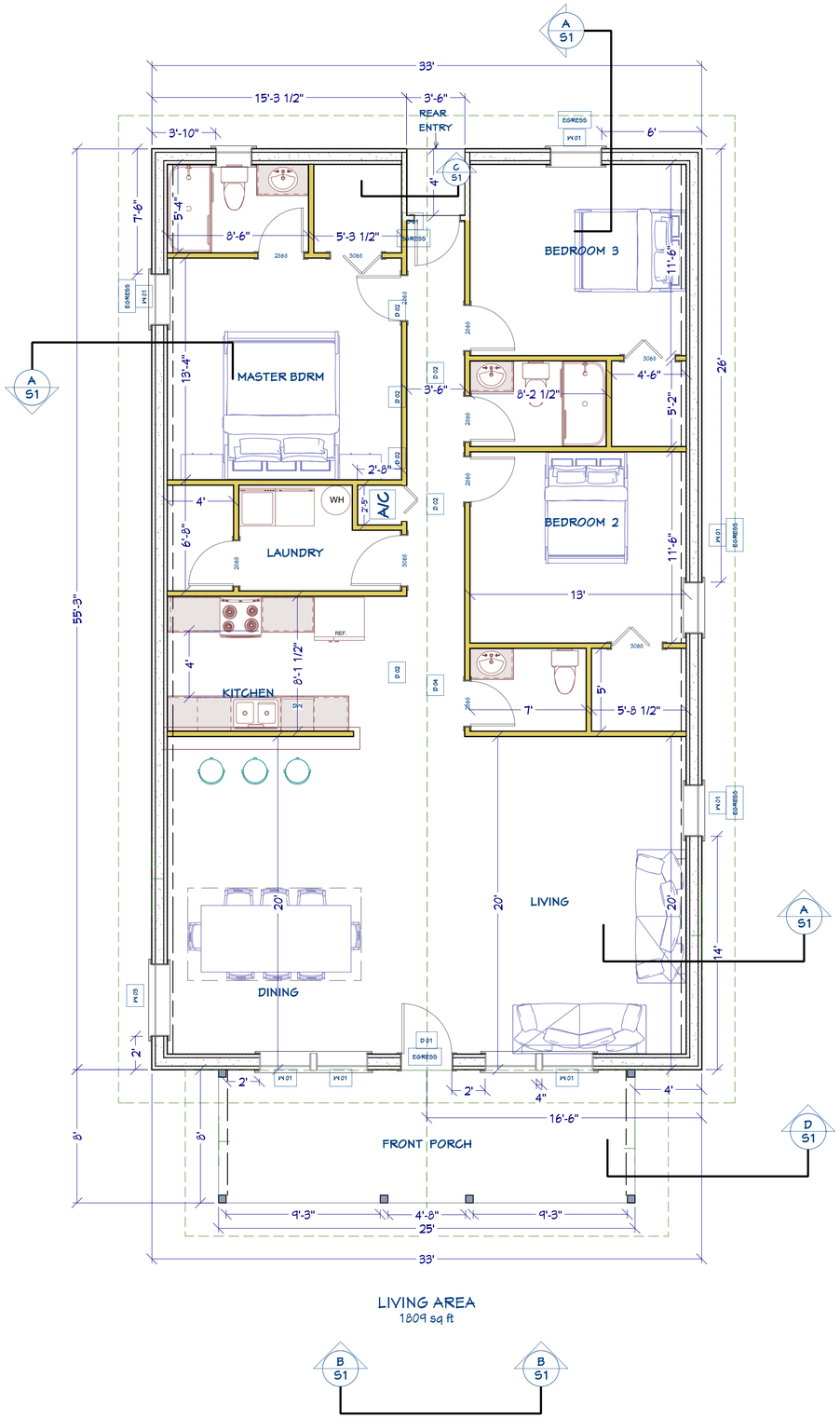

LIVING AREA
1809 sq ft

WINDOWS SCHEDULE		
W 01	37" X 63"	SINGLE HUNG *E
NOMINAL PRESSURE	+50 -50	
W 02	37" X 50 5/8"	SINGLE HUNG
NOMINAL PRESSURE	+50 -50	
W 03	52" X 63"	SINGLE HUNG
NOMINAL PRESSURE	+50 -50	
W 04	53 1/8" X 38 3/8"	SINGLE HUNG
NOMINAL PRESSURE	+50 -50	
W 05	37" X 65"	PASS THROUGH OPENING
W 06	37" X 38 3/8"	SINGLE HUNG
NOMINAL PRESSURE	+50 -50	

DOOR SCHEDULE		
D 01	3' 0" X 6' 8"	EXT. HINGED DOOR *E
NOMINAL PRESSURE	+40 -40	
D 02	2' 8" X 6' 8"	INT. HINGED DOOR
D 03	2' 6" X 6' 8"	INT. HINGED DOOR
D 04	3' 0" X 6' 8"	INT. HINGED DOOR
D 05	2' 6" X 6' 8"	INT. PKD DOOR
D 06	2' 6" X 6' 8"	BI FOLD DOOR

BuildBlock ICFs

6" Straight Block

- **Product Specifications**

BB-600 Specifications

Specification	Imperial	Metric
Product ID	BB-600	BB-600
Length	48"	1219mm
Width	11" (6" Core)	279mm (152mm Core)
Height	16"	406mm
Return	NA	NA
Concrete Volume	.098765 yd3	.075511 m3
Surface Area	5.33 ft2	.4951 m2
EPS Dimension	2½" each panel	63mm each panel
Quantity Per Bundle	12	12
EPS Foam Density (lbs./cu.ft.)	1.5 lbs./cu.ft.	24.02769 kg/m3
EPS Foam Depth (in)	2.5" / 5" Total	6.35 cm / 12.7 cm Total

Bundle Specifications

Specification	Imperial	Metric
Bundle Dimensions	49.5 x 45 x 49.5	125.73 x 114.3 x 125.73
Bundle Length	49.5"	
Bundle Width	45"	
Bundle Height	49.5"	
Bundle Weight	96lbs.	
Quantity Per Bundle	12	12

Energy Efficiency Specifications

Specification	
Actual R-Value	4.4 Per inch of EPS Foam
Effective R-Value	R-24 to R-50
K-Factor	.24 Per inch of EPS Foam
Steady State R-Value	R-21 Foam Value
U-Value	U-0.048
Water Absorption	Less than 3% (ASTM C272)
Water Vapor	0.56 perms per 2.5"

Safety Specifications

Specification	
Concrete Compressive Strength (psi)	3,000
Concrete Pour Temperature Range	Down to 0°F (-18°C)
Firewall Rating	5,000 to 12,000 lbs per lineal foot for 3 hours.
Sound Class 1-sided	STC Sound Class rating of 51 with 1/2-inch sheetrock on one side.
Sound Class 2-sided	STC Sound Class rating of 54 with 1/2-inch sheetrock on both sides.

DRAWINGS PROVIDED BY:

Paramount Building Services of FL Inc.

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Lakeland Fl, 33801
email:
paramountservicesfl@gmail.com
Ph: 863-226-2828

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Email: rrobrts.egi@gmail.com

PLAN FOR:
MERLIN PROPERTIES
MARJORIE ST W
LAKELAND FL 33803
Parcel :
23-28-23-108800-004080

FLOOR PLAN

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NOTES:

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SCALE: 1/4" = 1'

SHEET: 2-8

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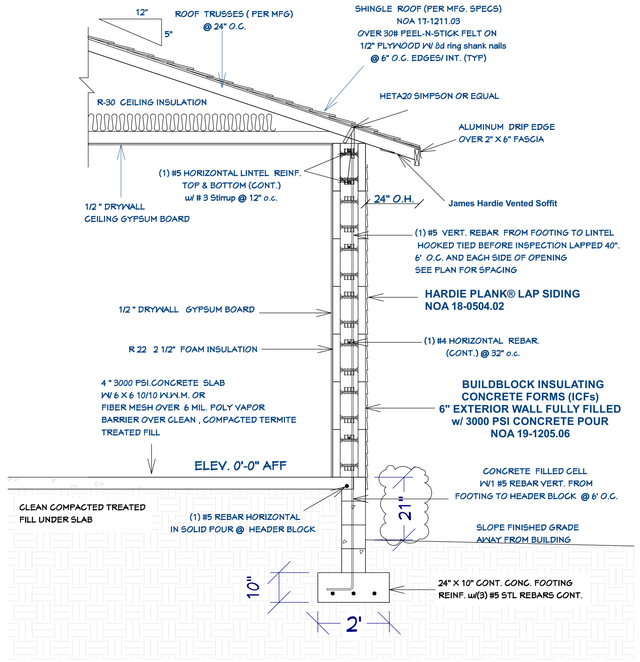
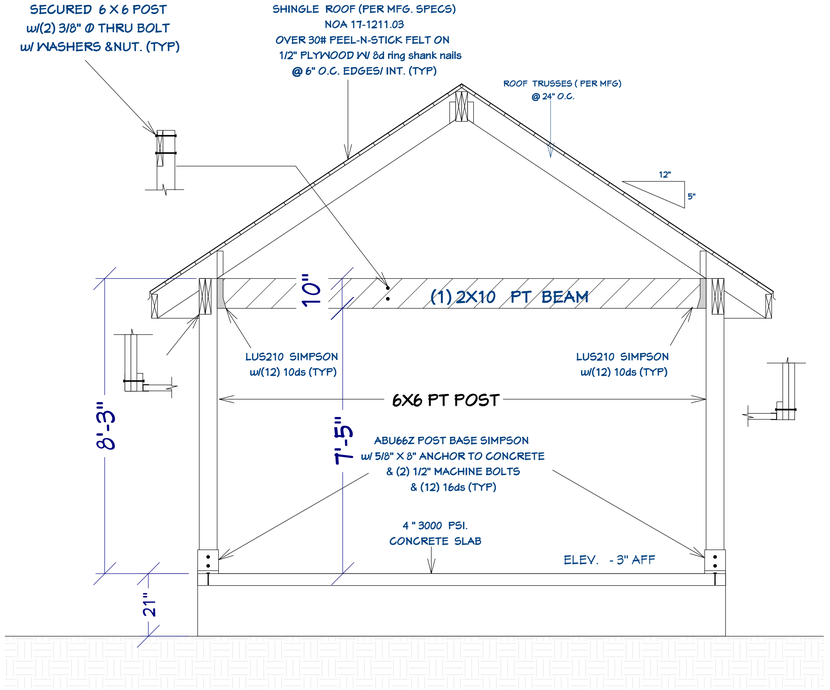


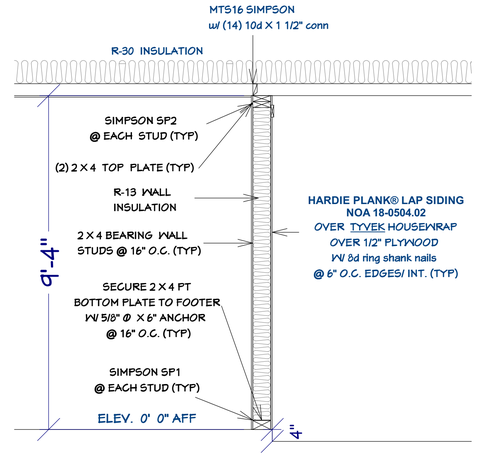
WALL SECTION A S1

1/2 " = 1'



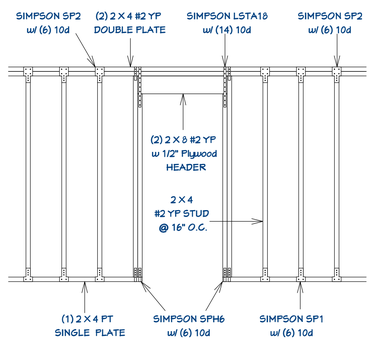
WALL SECTION B S1

1/2 " = 1'



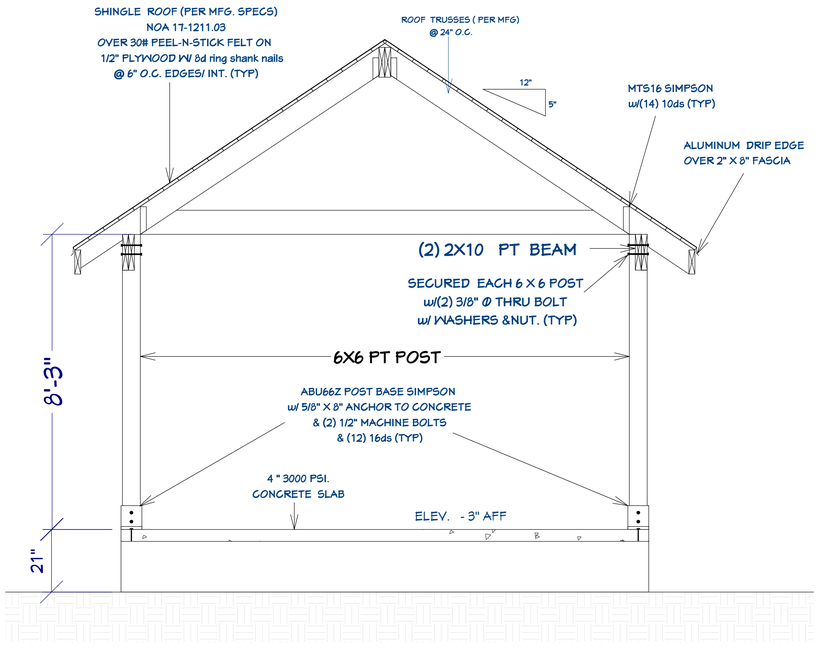
WALL SECTION C S1

1/2 " = 1'



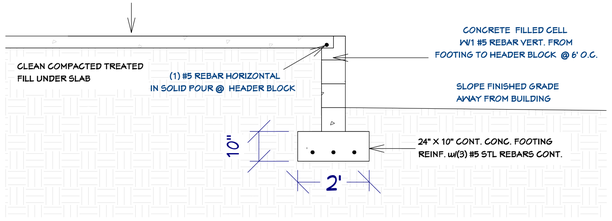
A TYPICAL DOOR HEADER

NTS



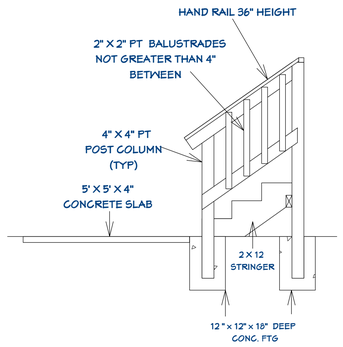
WALL SECTION D S1

1/2 " = 1'



WALL SECTION E S1

1/2 " = 1'



STAIR DETAIL

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DRAWINGS PROVIDED BY:

Paramount Building Services of FL Inc.

1421 Commercial Park Dr
Lakeland Fl, 33801
email:
paramountservicesfl@gmail.com
Ph: 863-226-2828

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PLAN FOR:

MERLIN PROPERTIES
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Parcel :
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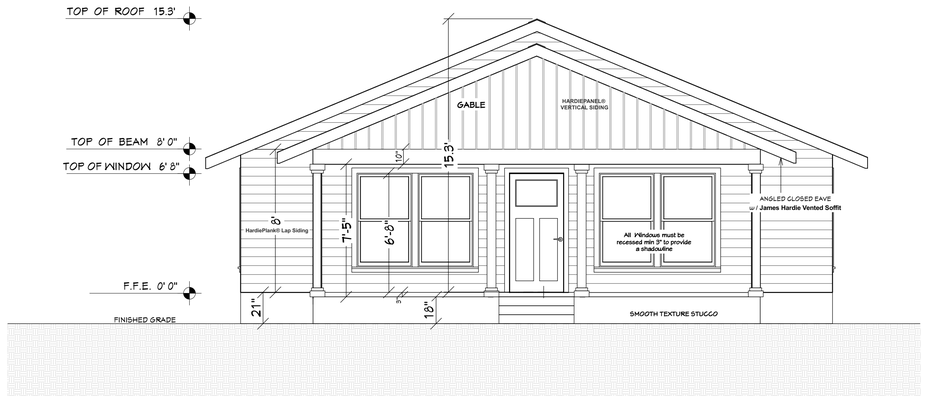
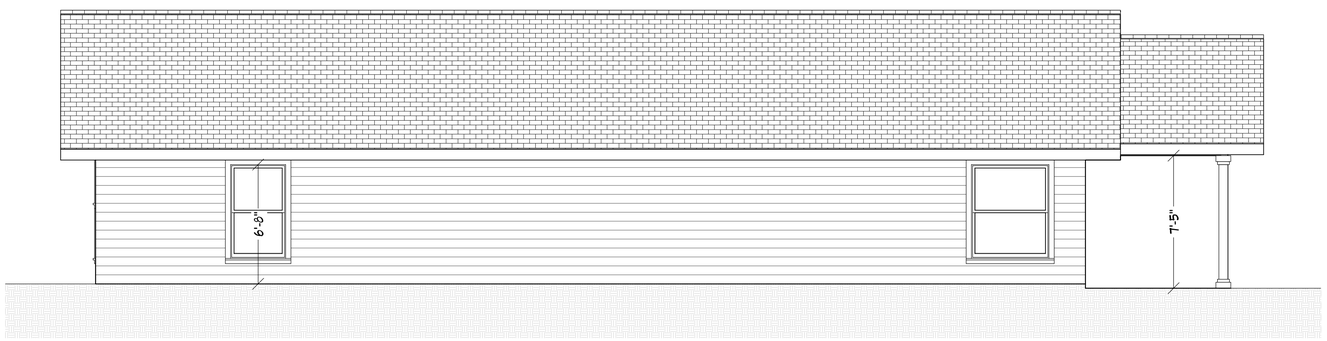


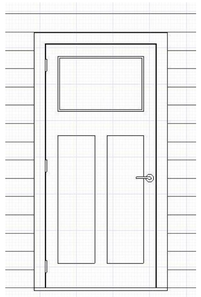
FRONT ELEVATION

REAR ELEVATION

RIGHT ELEVATION



LEFT ELEVATION



WINDOW & DOOR HISTORIC DETAIL

EXTERIOR PAINT CRAFTED WHITE 3007-6C

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HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
December 17, 2020

Project #	**HPB20-120**
Owner/Applicant	**Mr. Robert Farley / Mr. Daniel Sharrett**
Address; Historic Name	**1805 Comanche Trail**
Design Professional	**Mr. Daniel Sharrett, Sharrett Construction**
Project Type	**Accessory Dwelling Unit**
Historic District; FMSF#	**Beacon Hill Historic District / #BH25**
Zoning; Future Land Use; Context District; SPI	**RA-1; Residential Medium; Urban Neighborhood; N/A**
Existing Use	**Residential**
Adjacent Properties	**Residential**
Previous Approvals	**Pool (2009-089, 6/29/09); Pool cage enclosure (2009-110, 7/29/09); Fence (2009-154, 10/29/09); Front porch flooring replacement (HPB17-034, 2/24/17); Demolition of detached garage (HPB20-055, 4/15/20).**

REQUEST

On behalf of property owner Mr. Robert Farley, Mr. Dan Sharrett requests Final Approval to construct an Accessory Dwelling Unit (ADU) in the rear yard of the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of one interior lot of record (Beacon Hill Subdivision, Block 4, Lot 8) measuring 60 feet wide by 130 feet deep (0.18 acres), and contains a house built circa 1927 that is a contributing building in the Beacon Hill Historic District. The house, which features elements of the Frame Vernacular, Four Square and Prairie architectural styles, is a two-story structure with a hipped roof and a hipped front porch and porte cochere supported by square columns on stuccoed plinths. This home also features novelty wood lap siding, corner boards, a wide overhanging eave with frieze board, and double-hung sash windows in both six-over-one and eight-over-one divided lite configurations.

The Applicant's request proposes to construct a one-story ADU consisting of 413 square feet of living area. The ADU is proposed to be typical wood frame construction and will have a gabled roof with a 4/12 pitch. Hardie-plank lap siding with an exposure matching the house is proposed to clad the ADU, and will also feature Hardie material window and door trim and corner boards. Windows are proposed to be single-hung sash windows with a six-over-one and four-over-one simulated divided lite configurations, and the fiberglass exterior doors will have a solid, six-panel appearance. A gabled-roof front porch is proposed on the east elevation at the entry door, and is supported by simple square wooden columns on stuccoed masonry plinths.

The site plan submitted with the Application shows building setbacks of five feet from the interior side and rear property lines.

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 #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: Secondary Buildings and New Construction.

- New buildings designed for districts with existing secondary buildings should consider the contributions they make to the character of the site and street as well as respect their location, size, and materials.
- The materials used for walls, windows, sloping roofs, and other details of new buildings should respect adjacent historic buildings. The size, texture, and surface finish of exterior materials are as important as the type of material itself. Alternative materials, such as Hardie-plank siding, should appear similar in scale, proportion, texture, and finish to those used historically.
- A new building should consider the amount, location and elaborateness of details and ornamentation on existing neighboring buildings in its design. Existing details and ornamentation may be used as the basis for those on a new building but they should not be copied exactly.
- Frame windows in materials that appear similar in scale, proportion, and character to those used traditionally in the neighborhood. New windows should be similar in shape to windows in the surrounding historic district. If insulated glass is used, muntins should be included on the exterior with a significant depth to provide a suitable reveal.

ANALYSIS:

In evaluating the request with the Standards, staff finds that the ADU does 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 the ADU, 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 ADU reflect the materials of the house and are consistent with the Design Guidelines. Staff also finds the design of the structure's trim, windows, door, and roof pitch and overhang to be consistent with the Design Guidelines, as well as simple in design and subordinate to the subject house. The ADU is appropriately placed at the rear of the subject property. Consistent with Beacon Hill's development patterns, accessory dwellings are commonly found in most of the City's residential historic districts, in both historic and contemporary form.

The following information is for informational purposes of the Applicant and Property Owner, and should not affect a decision regarding this design request by the Committee: This request will require Compatibility Review approval by the Planning and Zoning Board prior to building permit submittal.

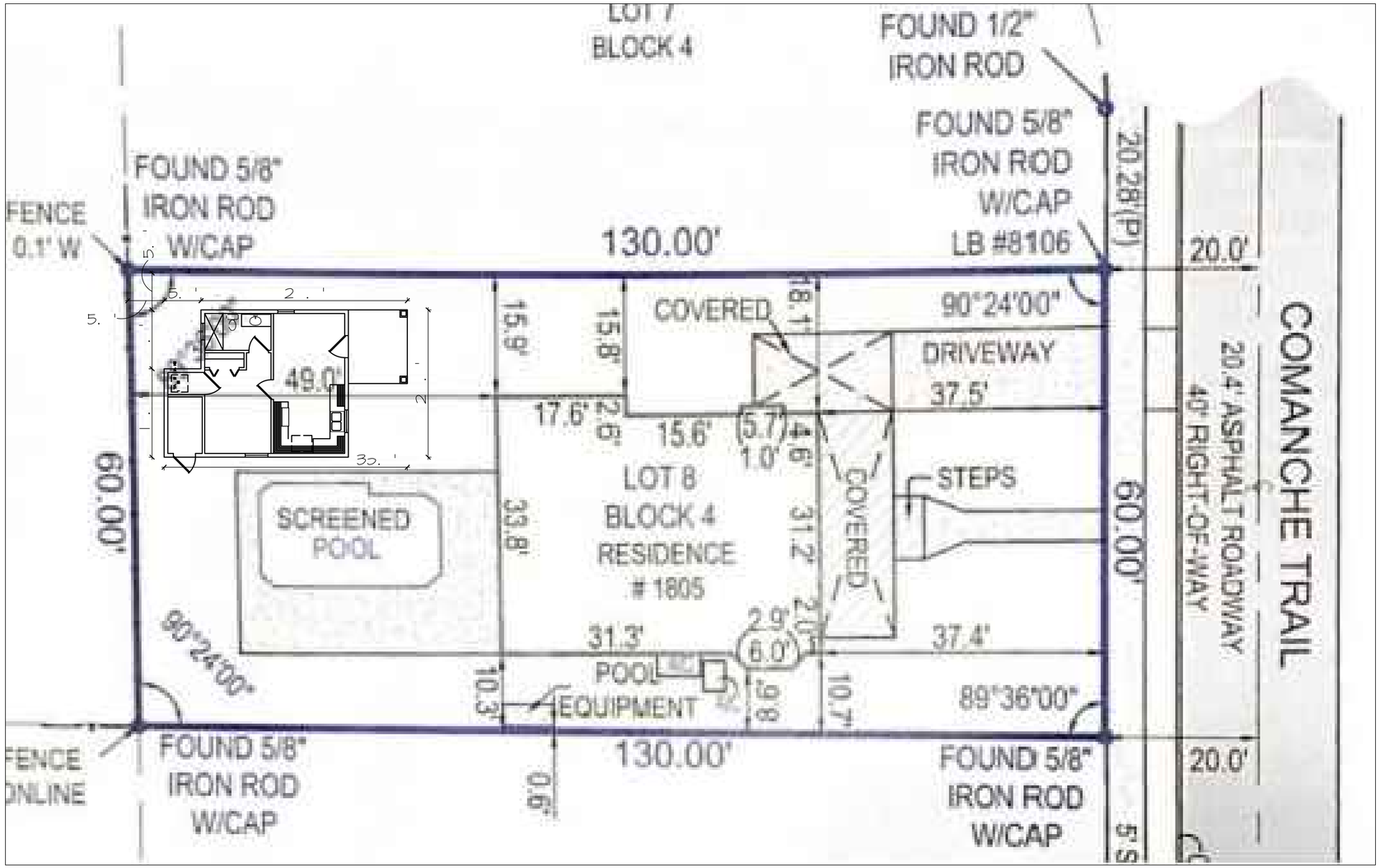
STAFF RECOMMENDATION:

As the request meets the Standards and Design Guidelines, staff recommends Final Approval of the request with the following conditions to be approved by staff prior to submission of the building permit:

1. Windows must not be installed flush with the wall plane;
2. Windows must have exterior-mounted muntins/grid in the upper sashes; and
3. A small square capital should be added to the front porch columns with proper alignment to the upper beam.

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

1805



ITE PLAN
1/ " = 1'- "

NORTH

I HEREBY CERTIF I :
THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH
HAPTER 16, SECTION 1609 OF THE 2017 FLORIDA BUILDING CODE 6TH EDITION FOR
140 MJ H. LTIMATE DESIGN WIND SPEED (RISK CATEGORY II) ALONG WITH
THE ENTIRE 2017 FLORIDA BUILDING CODE - RESIDENTIAL, 6TH EDITION.

THIS RENOVATION SHALL COMPLY WITH THE REQUIREMENTS IN THE 2017 FLORIDA
BUILDING CODE - EXISTING BUILDIN . TH EDITION FOR ALTERATION LEVEL 1.
& CHAPTER 11 ADDITIONS

ENGINEER OF RECORD:
ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS
1956 E. EDGEWOOD DRIVE, LAKELAND, FLORIDA 33803
PHONE: -688-6500 FAX: -688-6557
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION # EB6347
RICHARD L. KIDDEY, P.E. - FLORIDA LICENSE # 57246

PROJECT:
FARLEY RESIDENCE
1805 COMANCHE TRAIL
LAKELAND, FL

HARRETT CONSTRUCTION
122 E MAIN ST
LAKELAND, FLORIDA 33801
Phone: 40-4781

DATE: 10-27-20
SCALE: AS NOTED
JOB # 19---
SHEET
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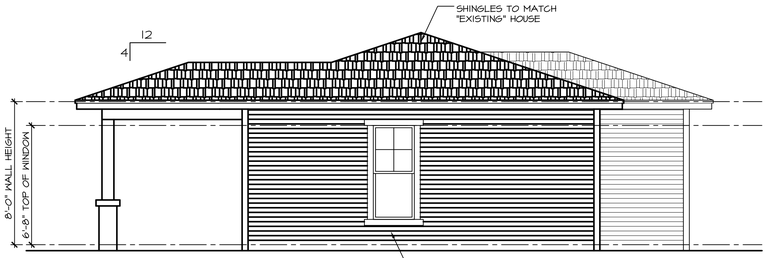
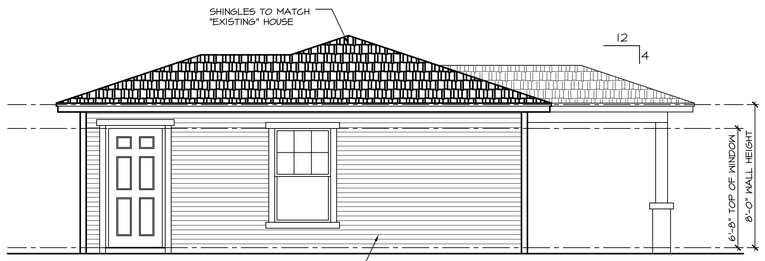
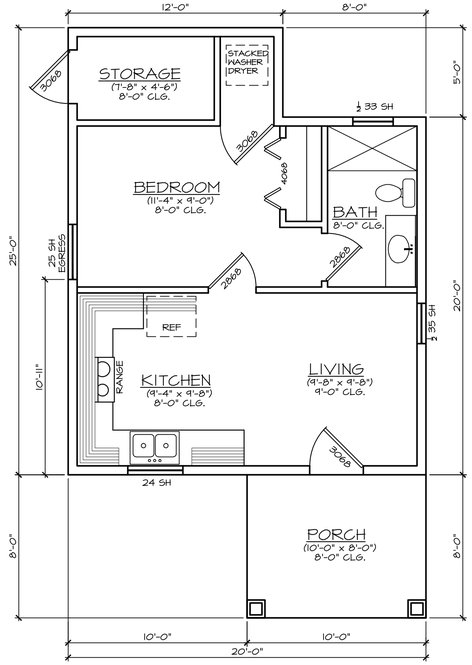


FRONT ELEVATION
1/4" = 1'-0"

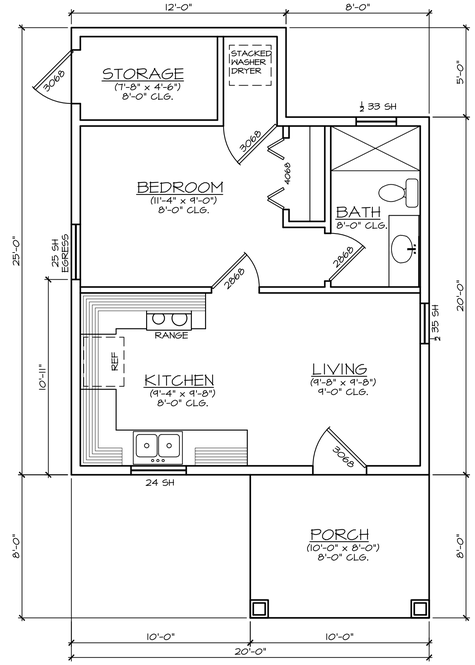


FRONT ELEVATION
1/4" = 1'-0"



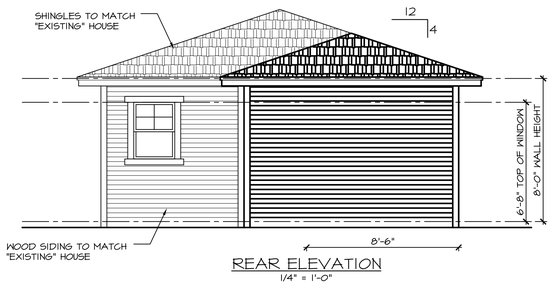
FLOOR PLAN A
1/4" = 1'-0"

KITCHEN PLAN A

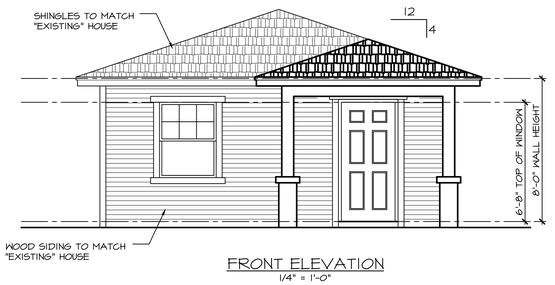


FLOOR PLAN B
1/4" = 1'-0"

AREA	SQ.FT.
LIVING TOTAL	413
PORCH	80
STORAGE	47
TOTAL AREA	540



REAR ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

I HEREBY CERTIFY:
THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH CHAPTER 16, SECTION 1609 OF THE 2017 FLORIDA BUILDING CODE 6TH EDITION FOR 140 M.P.H. ULTIMATE DESIGN WIND SPEED (RISK CATEGORY II) ALONG WITH THE ENTIRE 2017 FLORIDA BUILDING CODE - RESIDENTIAL, 6TH EDITION.

THIS RENOVATION SHALL COMPLY WITH THE REQUIREMENTS IN THE 2017 FLORIDA BUILDING CODE - EXISTING BUILDING 7TH EDITION FOR ALTERATION LEVEL 1. & CHAPTER 11 ADDITIONS

ENGINEER OF RECORD:
ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS
1956 E. EDGEWOOD DRIVE, LAKELAND, FLORIDA 33803
PHONE: 863-688-6500 FAX: 863-688-6557
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION # EB6347
RICHARD L. KIDDEY, P.E. - FLORIDA LICENSE # 57246

PROJECT:
FARLEY RESIDENCE
1805 COMANCHE TRAIL
LAKELAND, FL

SHARRETT CONSTRUCTION
122 E MAIN ST
LAKELAND, FLORIDA 33801
Phone: (863) 840-9781

DATE: 10-27-20
SCALE: AS NOTED
JOB # 19---

SHEET
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