

AGENDA

HISTORIC PRESERVATION BOARD DESIGN REVIEW COMMITTEE CITY HALL – CITY COMMISSION CHAMBERS October 3, 2024 Special Called 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. Consideration of Certificate of Review Applications:
 - A. Oath Administration for Public Testimony by Assistant City Attorney.
 - B. <u>HPB24-166 420 W. Belvedere Street</u> Final Approval to construct an accessory building, larger than 300 square feet in area, in the rear yard of the subject property at this address. Owner/Applicant: Mr. David Burnsed.
 - C. <u>HPB24-186 1111 Ruby Street</u> Final Approval for a change to the exterior cladding originally approved for the new house at this address. Owner: Central Florida Income Fund LLC. Applicant: Ring Construction Inc.
- III. Other Business: NONE
- IV. Adjournment.



HISTORIC PRESERVATION BOARD DESIGN REVIEW COMMITTEE STAFF REPORT October 3, 2024 Special Called Meeting

Project #	HPB24-166
Project Type	Accessory Building over 300 Square Feet in Area
Property Address	420 W. Belvedere Street
Historic District;	Beacon Hill Historic District;
FMSF#	N/A
Owner/Applicant	Mr. David Burnsed
Zoning; Context District;	RA-3; Residential Medium;
Future Land Use; SPI	Urban Neighborhood
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	Fence, 5/14/2024 (HPB24-107)

REQUEST

The Applicant requests Final Approval to construct an accessory building larger than 300 square feet in area in the rear yard of the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of an interior lot (Alta Vista Subdivision, Block B, Lot 17) consisting of 0.21 acres in the Beacon Hill Historic District. On the property is a one-story single-family house, constructed circa 1958 in the Modern Hip Cottage architectural style, which is a non-contributing building in the Beacon Hill Historic District. The house has a shingled hip roof with an integrated front stoop and carport and masonry block walls. According to the Polk County Property Appraiser's office, the total living area of this house is 1,205 square feet.

The Applicant requests to build a new detached garage at the rear of the subject property. The exterior dimensions of the proposed garage are 26 feet 4 inches by 16 feet 4 inches, for a total area of 430 square feet. The garage will have a hipped roof with a 4/12 pitch. Along with a typical garage door on the north elevation, the building will have a window on all other elevations and a man door on the east elevation. Materials proposed to be used for the garage include:

Scope	Material
Foundation	Concrete slab
Exterior Cladding	Masonry block clad in stucco
Windows	Vinyl windows with a one-over-one lite configuration
Doors	Steel garage door, fiberglass man door
Roof	Asphalt shingles
Fascia/Soffit	Aluminum fascia, vinyl soffit

The plans submitted for this request show building setbacks and height that comply with the City's Land Development Code requirements for general accessory structures.

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 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: Historical Development Patterns and New Construction

Sub-Chapter 4.9.2: Secondary Structures

- Accessory structures that complement the architectural character of the principal house through the use
 of similar materials and simplified architectural elements.
- Accessory structures should be placed towards the rear of the property to minimize visibility from the street. Use of landscape screening and/or privacy fencing to reduce visibility of storage sheds and other utilitarian-designed outbuildings is recommended.
- Detached accessory structures that are excessively large and compete with the scale, massing, or height of the primary structure are not acceptable.
- Secondary structures with a gambrel or "barn style" roof form are not acceptable.

Sub-Chapter 4.10: Garages, Carports, and Porte Cocheres

- Detached garages and carports placed behind the front elevation of a principal historic structure, except for Ranch style houses, which may have an attached garage.
- Garages that are visibly subordinate to the principal historic structure in terms of their massing, form, and height.
- Garages and carports that are related to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- Garage doors in proportions and materials similar to those traditionally found in the historic districts.

ANALYSIS:

Staff finds that the proposed detached garage does not disturb the spatial relationships of surrounding buildings, and the essential form and integrity of the principal house is maintained.

In evaluating the request with the Design Guidelines, staff finds the subordinate scale of the garage and its simplified design to be consistent with the Design Guidelines. Staff also finds the materials, fenestration, and roof form and pitch to be compatible with the principal house on the subject property, as well as the proposed location at the rear of the lot.

Finally, the proposal conforms with the requirements of Land Development Code concerning accessory structures.

STAFF RECOMMENDATION:

Final Approval of the request as submitted.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation

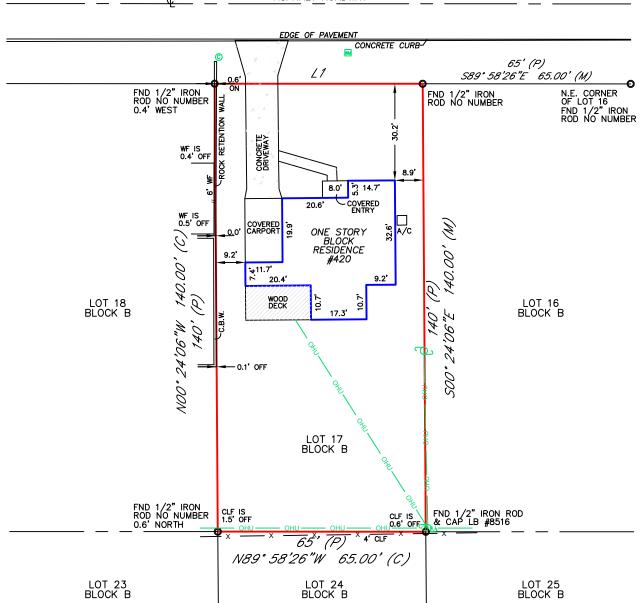
Liaison to the Historic Preservation Board





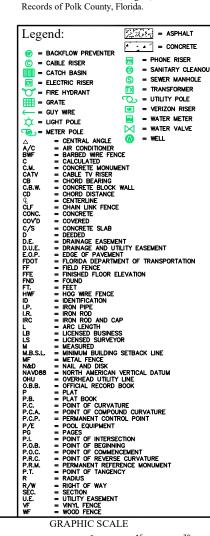
BOUNDARY SURVEY







Legal Description as furnished: Lot 17, Block "B" of Alta Vista, Lakeland, Florida, as recorded in Plat Book 6, Page 8, of the Public



Surveyor's Notes:

The surveyor has not abstracted the land shown here

SURVEYOR'S NOTE:

PROPERTY.

11

65' (P) S89° 58'26"E 65.00' (C)

SOME UTILITIES LIE ON SUBJECT

ROCK RETENTION WALL CROSSES

PROPERTY LINE AS SHOWN HEREON.

- 1. The surveyor has not abstracted the land shown hereon for easements, right of way, or restrict of record which may affect the title or use of the land.
 2. No underground improvements have been located except as shown.
 3. The property shown hereon appears to lie in Zone "X" an area of minimal flood hazard, according to FIRM Map Number 12105C0315G, with an effective date of 12/22/2016. The surveyor makes no guarantees as to the above statement. Contact your local floodplain official or the content of the property of the content of the F.E.M.A. agent for verification.
- The survey shown hereon was conducted without the benefit of a current title commitment itle search may reveal additional information affecting this property.

 This surveyor did not review the covenants and restrictions of the plat named in the legal
- escription shown above.

 Ownership of fences shown hereon, if any, was not determined by this survey, said fences were
- ocated only where dimensioned and may not run straight.

 Symbols shown hereon are not to scale and are for informational purposes only.
- There may be easements and restrictions of record and/or private agreements not furnished to the urveyor or shown on this survey that may affect property rights and/or land use rights of the subject



308 Avenue G SW, Suite 218 Winter Haven, Florida 33880 863.797.3366

deepsouthsurveying@gmail.com Certificate of Authorization LB8086

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.



04/22/2024

Client Reference #:

David P. Winters, LS #7034

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A ELORIBO LICENSED SURVEYOR AND MAPPER.

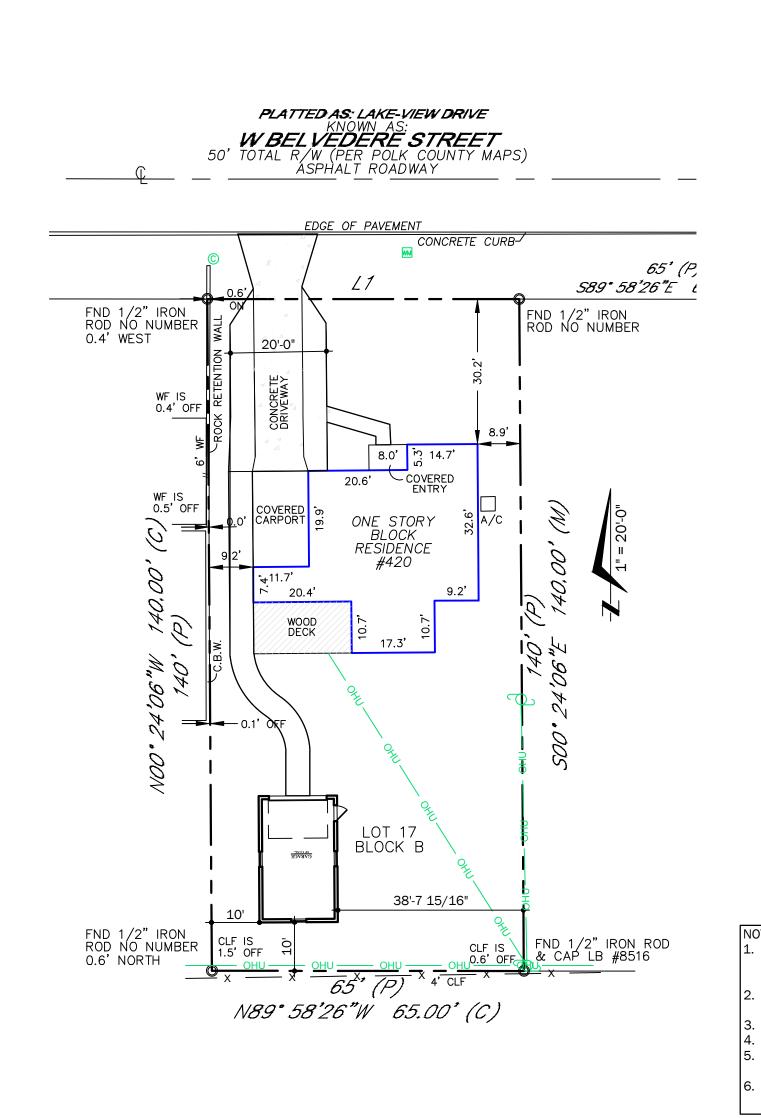
Property Address:	Certified to/ for the exclusive use of:	
420 W Belvedere Street Lakeland, Florida 33803	David Burnsed	E r
	Basis of Bearing:	十

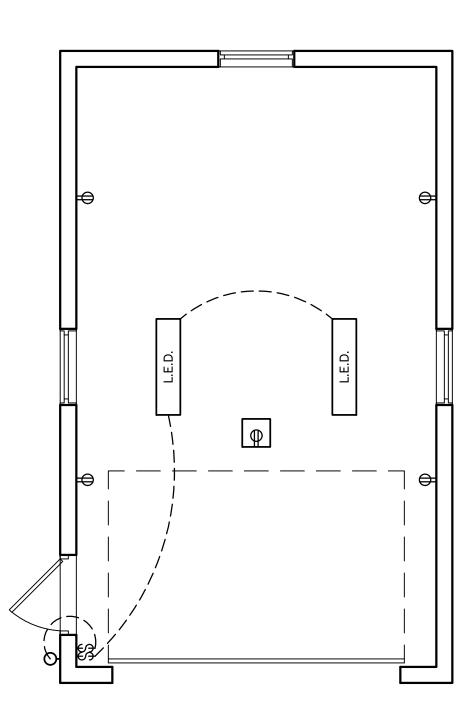
1 INCH = 30 FT.

This Survey is intended for mortgage or refinance purposes only. Exclusively for use by those to whom it is certified. This Survey inot to be used for Construction, permitting, design, or any other use without the written consent of DEEP SOUTH SURVEYING, INC. PHOTOCOPYING FORBIDDEN. COPYRIGHTED MATERIAL. ©

Basis of Bearing:	SURVEY NO. : FIELD DATE:	24040006 04/16/2024	SHEET NO:
Bearings shown hereon are based on the South right of way line of W Belvedere Sreet, being S89°58'26"E,	REVIEWED BY:	S.D.B. E.B./C.L.	1 of 1

DRAWN BY:





ELECTRICAL PLAN

1/4"=1'-0" 430 S.F.

ELECTRICAL MATERIALS AND INSTALLATION SHALL COMPLY

ARC FAULT PROTECTION REQUIRED FOR BEDROOM OUTLETS ALL KITCHEN COUNTER OUTLETS TO BE GFCI PROTECTED CIRCUITS SMOKE / CARBON MONOXIDE DETECTORS TO BE HARD WIRED &

MI WINDOWS SINGLE HUNG:

PLASTPRO EXTERIOR DOORS:

CLOPAY (GARAGE DOOR):

JAMES HARDIE LAP SIDING

MI SLIDING GL. DOORS

PRE-CAST LINTELS:

METAL ROOFING:

WAYNE DALTON (GARAGE DOOR):

UNDERLAYMENT:

VINYL SOFFIT

PGT SLIDING DOOR

OWENS CORNING ASPHALT SHINGLES:

ELEC. CODE, 2020 EDITION, LOCAL CODES, AND THE LOCAL POWER CO.

ELECTRICIAN TO BID ACCORDING TO PLANS AND SPECS BY THE BUILDER

GFCI PROTECTED CIRCUITS: ALL GARAGE, KITCHEN, BATH, LAUNDRY AND

PRODUCT APPROVAL NUMBERS

AND MINIMUM REQUIREMENTS SET FORTH BY THE FLORIDA BUILDING CODE.

W/ APPLICABLE PROVISIONS OF THE NATIONAL

INTERCONECTED W/ BATTERY BACKUPS

EXTERIOR RECEPTICALS.

L.E.D. FIXTURE

-O- CEILING LIGHT FIXTURE

RECESSED CAN LIGHT

FLOOD LIGHT

S/C SMOKE / CARBON

↑ 110 RECEPTACLE

220 RECEPTACLE

MOTION DETECTOR

FL17894-R6

FL15180-R5

FL10674-R19

FL46297.1

FL32502-R1

FL5678-R7

FL251-R39

FL10477-R10

FL17880-R10

FL158-R16

FL33818-R4

FL5587-R14

\$ SWITCH

→ WALL MNT. LIGHT FIXTURE

MONOXIDE DETECTOR

GARAGE 10' CLNG. SOLID 12'x8' O.H.D.

8'-2"

(CONC	RETE	LINTEL SCHE	DULE
	. CLEAR		PRECAST A PRESTRESS	
		LINTEL	TYPE/SIZE	
$N(t) = t^{-1}$	SPAN	SIZE	Filled = F Unfilled = U Prestressed = PS *Composite = C	REBAR
L1	1'-6"	2'-10"	8"-U	NOT REQ'I
L2	2'-2"	3'-6"	8"-U	NOT REQ'I
L3	2'-8"	4'-0"	8"-U	NOT REQ'I
L4	3'-2"	4'-6"	8"-U	NOT REQ'I
L5	4'-0"	5'-4"	8"-U	NOT REQ'I
L6	4'-6"	5'-10"	8"-U	NOT REQ'I
L7	5'-2"	6'-6"	8"-F	NOT REQ'I
L8	6'-2"	7'-6"	8"-F	1-#5
L9	7'-0		Not Available	•
L10	8'-0"	9'-4"	8"-F	1-#5
L11	9'-2"	10'-6"	8"-F	1-#5
L12	10'-0"	11'-4"	8"-F	1-#5
L13	11'-2"	12'-6"	8"-F	1-#5
L14	12'-0"	13'-4"	8"-F	1-#5
L15	12'-8"	14'-0"	8"-F	1-#5 T&B
L16	13'-4"	14'-8"	8"-PS-F	1-#5 T&B
L17	14'-0"	15'-4"	8"-PS-F	1-#5 T&B
L18	16'-0"	17'-4"	8"-PS-F	1-#5 T&B
	8"	x16" Pre	stressed - Composi	
L19	18'-0"	19'-4"	16"-PS-C	1-#5 T&B
L20	18'-8"	20'-0"	16"-PS-F-C	1-#5 T&B
L21	20'-8"	22'-0"	16"-PS-F-C	1-#5 T&B
L22	22'-8"	24'-0"	16"-PS-F-C	1-#5 T&B

CODE COMPLIANCE SUMMARY:

FLORIDA BUILDING CODE RESIDENTIAL 2023 8TH EDDITION

BASIC WIND SPED: 140 MPH ULITMATE WIND SPEED EXPOSURE CATAGORY

IMPORTANCE FACTOR:
INTERNAL PRESSURE COEF.:
BUILDING TYPE: +.18, -.18 RESIDENTIAL V.B. RISK CATEGORY:

COMPONENTS & CLADDING WORST CASE SENARIO PER FBCR 2023 ZONE 4 30.0 / -33.0 ZONE 5 30.0 / -36.7 FBCB 2023 CHAPTER 16 AND FBCR FOR ALL NON PRESCRIPTIVE WORK

ROOFING SYSTEM SPECIFICATIONS:

- ROOFING COMPONENTS SHALL CONFORM TO FBC 2023 CHAPTER 9 MATERIAL AND INSTALLATION REQUIREMENTS FOR THE BASIC WIND SPEED SHOWN IN THE DESIGN LOADS. SHINGLES SHALL MEET ALL REQUIREMENTS OF ASTM D 225 OR D 3462 (INSTALLATION METHODS, FASTENERS AND MATERIALS) PROOF OF COMPLIANCE SHALL BE PROVIDED AT THE JOB
- SITE FOR ROOFING INSPECTIONS. ROOFING TO BE INSTALLED ON PRE-ENGINEERED WOOD
- TRUSS SYSTEM @ 24" O.C. (U.O.N.) UNDERLAYMENT: ON ROOF DECKING 2 LAYERS OF ASTM D226 TYPE 11 OR ASTM D4869 TYPE 1II OR IV. PER FBCR 2023 R905
- METAL ROOFING SHALL COMPLY W/ FBC. 2023 905.4 & 905.10 AND TABLE 905.10.3 AS REQUIRED
- FLASHING SHALL COMPLY W/ FBC. 2023 905.2.8 DRIP EDGE SHALL COMPLY W/ FBC. 2023 905.2.8.6
- CRICKETS SHALL COMPLY W/ FBC 2023 905.2.8.3 ROOF SHEATHING TO BE MIN. 7/16" OSB, 6" @ EDGES AND 6" INTERMEDIATE

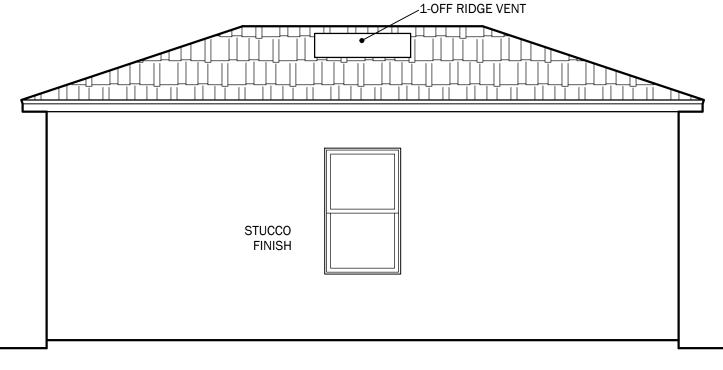
WINDOW / DOOR INSTALLATION: INSTALL WINDOWS AND DOORS FOR SECIFIED DESIGN WIND LOAD PRESSURE PER FBC 2023 SECTION R301 DESIGN WIND PRESSURE ZONE 4 30.0 / -36.3 ZONE 5 30.0 / -36.7 VERIFY

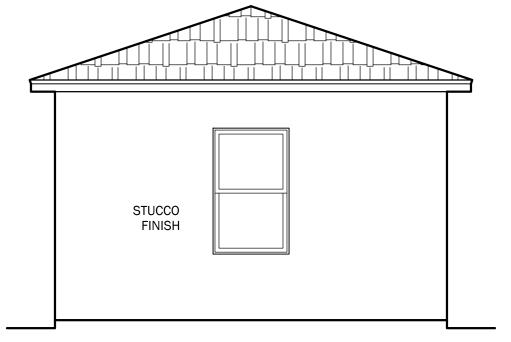
FOR INDIVIDUAL WINDOWS / DOORS PER WIND ZONE LOCATIONS AND PER MANUFACTURE SPECIFICATIONS. INSTALLATION PER MFGR. SPECS. AND ENGINEERING DWG. DETAILS (FURNISHED BY WINDOW / DOOR MFGR.)

ROOF VENT CALCULATION PER FBC R806

430 S.F. / 300 = 1.5 S.F. (216 SQ. INCHES) 1 OFF RIDGE VENTS @ 160 SQ. INCHES EA. = 160 SQ. INCHES TOTAL (OVER 40%)

STUCCO **FINISH**

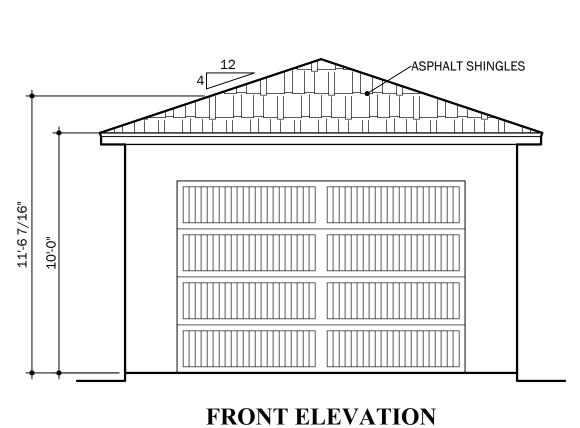




REAR ELEVATION

This item has been electronically signed and sealed by Robert T. Haug P.E. on July 29, 2024 using a digital signature

Printed copies of this document are not considered singed and sealed and the signature must be verified on any electronic copies



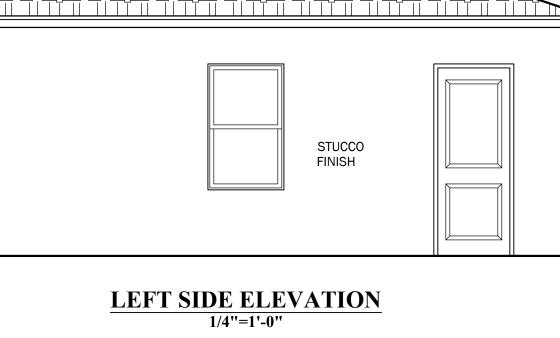
16'-4"

FLOOR PLAN

1/4"=1'-0" 430 S.F.

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





1/4"=1'-0"

REVIEWED FOR

CODE COMPLIANCE

Paul Carrafa

PX771

urner Jesigns

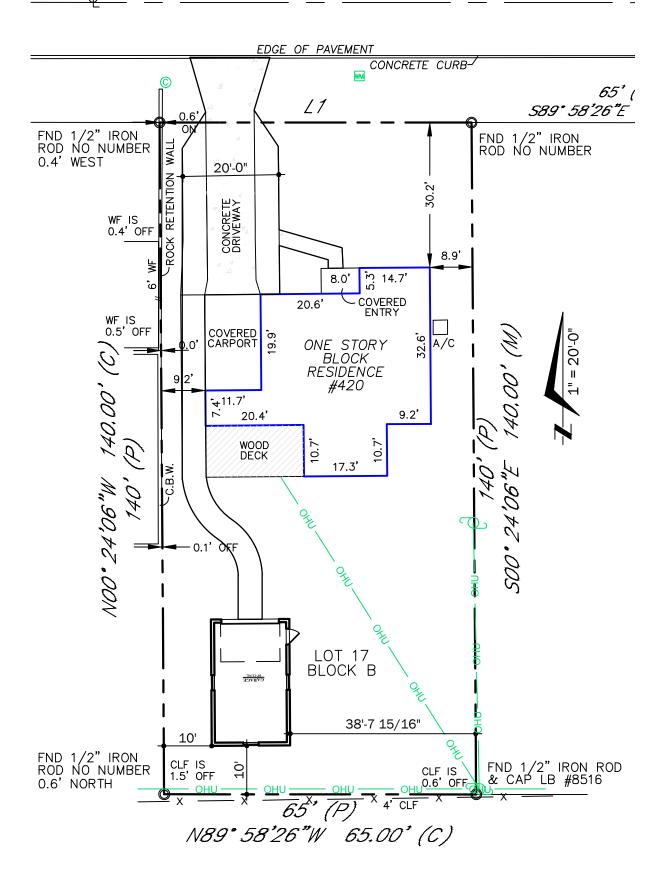
Ш G

GARA

DETACHED

BURNSED

ROBERT T. HAUG P.E. 1740 E. EDGEWOOD DR. LAKELAND, FL 33803







HISTORIC PRESERVATION BOARD DESIGN REVIEW COMMITTEE STAFF REPORT September 26, 2024

Project #	HPB24-186
Project Type	Minor Exterior Alteration
Property Address	1111 Ruby Street
Historic District; FMSF#	Lake Hunter Terrace Historic District; N/A
Owner/Applicant	Central Florida Income Fund LLC / Ring Construction, Inc.
Zoning; Context District;	RA-3; Urban Neighborhood;
Future Land Use; SPI	Residential Medium
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	New construction of a single-family house, 8/25/22 (HPB22-160)

REQUEST

The Applicant requests approval for changing the type of exterior siding from fiber-cement horizontal lap siding to fiber-cement board-and-batten siding.

SUMMARY OF BACKGROUND INFORMATION

The subject property an interior lot of record (Keystone Addition, Block A, Lot 2) and consists of 0.17 acres.

The Applicant received approval from the Design Review Committee in August 2022 to build a one-story, single-family house on the subject property, which was previously a vacant lot. The house was designed with a neotraditional aesthetic reflecting Bungalow architectural elements. The approval was made with several conditions recommended by staff, including that the Hardie lap siding proposed by the Applicant must have an exposure of 6 inches or less.

The Historic Rough and Historic Final inspections for the building permit were scheduled concurrently by the Applicant nearing the end of construction. Staff conducted the inspections on July 26, 2024 and found several inconsistencies with the plans approved by the Certificate of Review (HPB22-160) and Building Permit (BLD22-07010), including the change of cladding type from fiber-cement lap siding to fiber-cement board-and-batten siding. Because of the substantial change in appearance of the siding from horizontal to vertical orientation and a deviation from the approved siding, staff directed the Applicant to request approval from the Design Review Committee for this change, which was made during construction. According to the Applicant, this change was made based on the homeowner's request and they thought it was acceptable since fiber-cement siding material was still used. Additional issues discovered during the inspection that diverged from the approved plans included:

- 1. A solid front door was used instead of a half-lite door shown on the elevation drawing.
- 2. One of the exterior window grids is broken/missing on the right-most front window.
- 3. Exterior window grids are missing from the right-side elevation window.
- 4. A portion of the brick veneer at front porch needs painting gray mortar or cement is covering a small portion.

Except for the brick veneer discoloring, the other issues appear to be resolved as of a site visit on September 13, 2024.

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 *Design Guidelines* apply to this project:

Chapter 4: Historical Development Patterns and New Construction

Sub-Chapter 4.6: New Residential/Infill Construction.

- 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:

Staff finds that the fiber cement board-and-batten siding is compatible with residences in the surrounding neighborhood and consistent with the Design Guidelines. Fiber cement board-and-batten siding has been approved for new residential building construction in the City's historic districts and is compatible with the Bungalow and Frame Vernacular architectural styles. On the front façade of the house however, it appears several "battens" are missing, as the gaps between battens are not consistently sized. Additional battens should be added on the front façade to produce an evenly spaced appearance.

STAFF RECOMMENDATION:

Final approval of the request with the condition to add additional battens on the front façade to produce an evenly spaced appearance between battens.

Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation

Liaison to the Historic Preservation Board

