

AGENDA

HISTORIC PRESERVATION BOARD Lakeland City Hall, City Commission Chambers October 24, 2024, 8:30 A.M.

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

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

- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the August 22, 2024 Historic Preservation Board meeting minutes.
- III. Old Business:
 - A. Historic Lakeland, Inc. Watch List Report
 - i. 137 Lake Morton Drive
 - ii. 2430 New Jersey Road*
 - iii. 302 E. Belvedere Street *
 - iv. 632 Easton Street*
 - v. 2304 Carolina Avenue*
 - vi. 849 E. Lime Street DEMOLISHED 9/24/24
 - vii. 716 College Street
 - viii. 748 College Street
 - ix. 701 N. Florida Avenue*
 - B. Update: Amendments to Article 11 of the Land Development Code
- IV. New Business: NONE
- V. Adjourn for Design Review Committee.

*Not located within a Historic District; brief building histories provided to Board.

MINUTES

HISTORIC PRESERVATION BOARD Lakeland Electric Building Conference Rooms 1A/B 8/22/2024 8:30 a.m.

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

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

I. Call to Order and Determination of a Quorum

Chair Chris Olson called the 8/22/2024 meeting of the Historic Preservation Board ("Board") to order at 8:30 a.m. A quorum was reached, as six Board members were present. Mr. Ricardo Jimenez was not preset at the time attendance was taken.

II. Review and Approval of Previous Meeting Minutes

Ms. MeLynda Rinker motioned to approve the July 25, 2024 meeting minutes as presented. Mr. Michael Porter seconded the motion. The motion passed 6—0.

III. Old Business:

- A. Historic Lakeland, Inc. Watch List Report
 - i. 137 Lake Morton Drive
 - ii. 2430 New Jersey Road*
 - iii. 302 E. Belvedere Street *
 - iv. 632 Easton Street*
 - v. 2304 Carolina Avenue*
 - vi. 849 E. Lime Street
 - vii. 716 College Street
 - viii. 748 College Street
 - ix. 701 N. Florida Avenue*

IV. New Business:

- A. Nomination and Election of HPB Chair/Vice-Chair and DRC Chair/Vice-Chair. Ms. MeLynda Rinker nominated Dr. Bruce Anderson for Chair of the Historic Preservation Board. Ms. Britney Wilson seconded the motion and it passed 6—0. Dr. Anderson nominated Mr. Michael Porter for Chair of the Design Review Committee. Ms. Rinker seconded the motion and it passed 6—0. Ms. Rinker made a motion to nominate Dr. Anderson for Vice-Chair of the DRC and Mr. Porter Vice-Chair for the HPB. Ms. Wilson seconded the motion and it passed 6—0.
- B. Temporary HPB Appointment for Design Review Committee. Ms. Foster recommended Mr. Jason Hill be appointed to the DRC for the current meeting as it is short one member. Dr. Anderson nominated Mr. Hill. Mr. Chris Olson seconded the motion and it passed 6—0.

V.	Adjourn for Design Review Committee. The meeting adjourned at 8:38 a.m.	
(Chair, Historic Preservation Board	Senior Planner, Historic Preservation



AGENDA

DESIGN REVIEW COMMITTEE Lakeland City Hall, City Commission Chambers October 24, 2024

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 August 22, 2024 and October 3, 2024 Design Review Committee meeting minutes.
- III. Review Certificates of Review administratively approved since the previous meeting.
- IV. Consideration of Certificate of Review Applications:
 - A. Oath Administration for Public Testimony by Assistant City Attorney.
 - B. <u>HPB24-183 711 Frank Lloyd Wright Way</u> Final Approval requested for the demolition of the house at this address and the construction of a new single-family house. Owner: Southern Homes of Polk County. Applicant: Megg Investments of Polk LLC.
 - C. <u>HPB24-204 207 E. Main Street</u> Final Approval requested for an internally lighted projecting sign to be installed on the building at this address. Owner: TR Hillsborough LLC. Applicant: Dixie Signs Inc.
 - D. <u>HPB24-209 122 E. Belmar Street</u> Final Approval requested for minor exterior alterations to the apartment building at this address. Owner: 122 E Belmar St. LLC. Applicant: Olivera Construction.
- V. Other Business: NONE
- VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE

Lakeland Electric Building Conference Rooms 1A/B

Thursday, August 22, 2024

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

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

I. Call to Order and Determination of a Quorum

The meeting was called to order by Chair MeLynda Rinker at 8:38 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Mr. Chris Olson motioned to approve the July 25, 2024 meeting minutes as corrected. Dr. Bruce Anderson seconded the motion. The motion passed 6—0. Mr. Ricardo Jimenez was not present at the time of the vote.

III. Review of Certificates of Review administratively approved.

A list of seventeen (17) administratively approved Certificate of Review projects covering the period 7/15/24-8/15/24 was included with the agenda packet. Ms. Foster provided the Board with updates on items #1 (737 Johnson Avenue) and #8 (120 Frank Lloyd Wright Way) of the staff Certificates of Review administratively approved list.

IV. Consideration of Certificate of Review Applications:

- **A.** Oath Administration for Public Testimony by Assistant Attorney Alex Landback.
- **B.** <u>HPB24-148 801 S. Clayton Avenue</u> Final Approval for the replacement of most of the windows in the house at the subject address. Owner/Applicant: Bryant and Ashley Black.

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

Ms. Emily Foster presented the staff report, stating the subject property consists of two lots at the southwest corner of S. Clayton Avenue and Cumberland Street that is 0.31 acres in size. On this property is a one-story, single-family house built circa 1927, which is a contributing building in the Biltmore-Cumberland Historic District. The house exhibits the Tudor Revival architectural style and features a steeply pitched gable roof and stucco, limestone, and brick cladding with half-timbering detail in the gables. The majority of the windows in the home are not historic and consist of aluminum awning windows, fixed glass windows (two with a non-historic arched stained-glass panel), a greenhouse window, and a pair of historic double-hung sash windows with a six-over-one lite configuration. A historic pair of windows with a four-over-one lite configuration exists in the gable of the detached garage (the garage windows will be maintained and are not included in the Applicant's request). Based on its date of construction and a similar Tudor Revival style house at 730 Jefferson Avenue, this house likely had a combination of wood double-hung sash windows and casement windows with Colonial lite configurations historically. The Applicants propose replacing 17 windows in the subject house per the following specifications:

- 1. Replace 12 aluminum awning windows and 1 greenhouse window with single- or doublehung sash windows in a four-over-one or six-over-one lite configuration.
- 2. Replace the pair of historic double-hung sash windows with a fixed glass window and enlarge this opening similar to the existing fixed glass windows in the house.
- 3. Replace the existing fixed glass windows with more energy efficient fixed glass windows, maintaining the same opening size and stained-glass panels.

In addition, the Applicants propose to eventually remove the awning windows in the side porch, reframe these openings, and install fixed and single/double-hung windows similar to the large arched window configurations on the south and front (east) elevations. The two windows on either side of the side porch door would be replaced with six-over-one single/double-hung sash windows.

Ms. Foster stated that the request was evaluated using Secretary's Standards for Rehabilitation #5, #9, #10 and Chapter 6 of the Design Guidelines for Historic Properties. Typically, window replacement requires only Minor Review (staff-level review) if the replacement window complies with the Design Guidelines. However, one part of this request was inconsistent with the Design Guidelines and so the entire request was deferred to the Design Review Committee for review. Original windows are character-defining features of a historic building, and the installation of inappropriate replacement windows can adversely affect the architectural integrity of a building. The requested removal of 12 non-original metal awning windows and the greenhouse window and replacing these with single- or double-hung sash windows in a four-over-one or six-over-one lite configuration, as well as matching the opening size of the existing window is appropriate and consistent with the Design Guidelines. Likewise, the replacement of the existing fixed glass windows with new fixed glass windows matching the opening size is appropriate and consistent with the Design Guidelines. However, staff was unable to support the request to replace the pair of historic windows with a fixed window and enlarge this opening, as this is inconsistent with the Design Guidelines with regard to maintaining and repairing historic windows and window openings. With regard to the anticipated proposal to replace the metal awning windows in the home's side porch, there was insufficient information and detail concerning window framing and specifications in the project application. Staff recommends that the Applicant apply for Minor Review when more detail can be provided about replacing the side porch windows.

Ms. Foster stated staff recommends:

- 1. Final Approval of the request to:
 - **a)** Replace 12 aluminum awning windows and 1 greenhouse window with single- or double-hung sash windows in a four-over-one or six-over-one lite configuration.
 - **b)** Replace the existing fixed glass windows with more energy efficient fixed glass windows, maintaining the same opening size and stained-glass panels.

Subject to the following conditions:

- 1. All replacement windows must match original window opening size.
- 2. All windows shall be recessed from the exterior wall face to the exterior window glass to provide a shadow line. Flush-mounted windows are not permitted.
- 3. For windows with simulated divided lites, muntins (grids/grilles) shall be dimensional and mounted to the exterior of the glass.
- 4. All paired or grouped windows shall be installed with dividing vertical mullion of at least 3 inches in width between adjoining windows.
- 2. Denial of the request to replace the pair of historic double-hung sash windows with a fixed glass window and enlarge this opening similar to the existing fixed glass windows in the house. If historic windows are too deteriorated to repair, their replacement with double- or single-hung sash windows in a six-over-one lite configuration and size matching the historic windows is recommended.

Chair Rinker asked if the Applicant had any additional comments or questions. Mr. Bryant Black was present in support of the request. Mr. Black stated that he agrees with staff's recommendation.

In response to Chair Rinker, Ms. Foster stated the Board should clarify the approval of the windows being allowed to be taller than the current windows. Discussion ensued on the potential window size per the staff recommended conditions.

There were no public comments.

MOTION: Final Approval of the request with conditions as recommended by staff, and with the following stipulations:

- 1. That the Applicant be allowed to replace the two remaining historic windows with single or double-hung sash windows matching the 6-over-1 lite configuration and width of the historic windows, but using a taller window to match the lower framing seat discovered inside the wall.
- 2. That the Applicant apply separately for Minor Review for the replacement of the side porch awning windows and door.
- (C. Olson/M. Porter, 6-0). Dr. Bruce Anderson was not present for the motion.
 - C. <u>HPB24-160 120 Frank Lloyd Wright Way</u> Final Approval for minor exterior alterations to the exterior of the building at this address. Owner: 120 FLW Land Trust. Applicant: Olivera Construction Inc.

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

Ms. Emily Foster presented the staff report, stating the subject property consists of one parcel, which is 0.21 acres in size. On the property is a single-story, commercial building built in 1966; this building was reclassified as a contributing building in the South Lake Morton Historic District due to its Industrial Vernacular architectural style and construction date falling within the District's revised period of significance (1900-1973) as of the resurvey of the District in 2022. The building has corrugated metal siding and roofing, a gabled roof, storefront windows, entry door, and natural brick cladding on the front facade, metal awnings, and a taller building extension at the rear; the rear wall of this extension consists of painted masonry block. According to the final report for the Lakeland Historic Districts Resurvey Phase I, Polk County, Florida, prepared by PaleoWest LLC and approved by the Historic Preservation Board, "Industrial Vernacular characterizes buildings and structures constructed specifically for commercial or industrial use across all regions of the United States. There are no other building types that are so varied in massing, building material, size, or style than industrial structures. The most common types of Industrial Vernacular style structures are warehouses, usually constructed of sheet metal or corrugated metal exteriors with metal or wood frames, and factories of steel, wood, or poured reinforced concrete construction. By the late nineteenth century, construction methods had evolved to allow the use of steel Ibeams to support far more weight than previous construction methods allowed, and steel framing required less of a poured concrete footing than wood framing. However, because of the cost of shipping, steel was not frequently used in industrial construction in Florida until the twentieth century." The property owner purchased the subject property and building in January 2024, which was previously the office and warehouse for the Paul's Plumbing Company. The intended use of the building will be as an office, which requires a complete remodel of the building. A Certificate of Review (HPB24-155) was administratively approved for several alterations related to this remodel, including the installation of new corrugated metal siding to match the existing in profile, a new storefront to replace the non-original storefront, the relocation of the front entry door to the

west side elevation near the front of the building, and the installation of a new standing seam metal roof.

Ms. Foster stated the the property owner originally wanted to paint the front façade bricks with a product called Limelike, which is a breathable product similar to limewash that changes the exterior surface color of the brick. Staff advised the owner that this request would need Design Review Committee review and approval due to the Secretary's Standard recommending that unpainted brick should not be painted. Upon further consideration, the owner proposed to instead cover the brick façade with composite boards.

This request proposes the installation of a non-intrusive facade consisting of grey composite wood-textured boards on the front of the building, covering the brick. This facade will not be directly affixed to the original historic brick but rather anchored to existing non-original surfaces, ensuring that the underlying historic brickwork remains protected underneath. The grey composite material has been chosen for its durability, sustainability, and visual compatibility with the existing historic context, and will match the property's fence (planned to be installed) for a cohesive aesthetic.

Ms. Foster stated that the request was evaluated using Secretary's Standards for Rehabilitation #1, #2, #3, #9, #10 and Chapter 6 of the Design Guidelines for Historic Properties. As the front porch is a character-defining feature of the Bungalow architectural style and a highly visible facade, adding elements to this feature should be done sensitively and their design kept simple. No evidence was found to substantiate that the subject house had either a balustrade on the front porch or cheek walls at the front steps historically. In evaluating the request with the Standards, staff finds that adding a handrail, balustrade, and gate in a decorated design, as well as the construction of cheek walls alongside the front steps, would be conjectural features that create a false sense of historical development for the subject house. While the materials proposed for the request are appropriate according to the Design Guidelines, handrails/balustrades are not recommended to be added to front porches where they did not exist historically unless for safety reasons. If requested for safety, handrails and balustrades should be simple in their design; for example, using simple painted vertical wood spindles and handrails/toerails. The front porch is approximately 21 inches above grade; handrails are not required by the Florida Building Code for this floor height.

Ms. Foster stated that the request was evaluated using Secretary's Standards for Rehabilitation #1, #2, #3, #5, #6, #9, #10 and Chapter 6 of the Design Guidelines for Historic Properties. Staff finds that the composite wood-textured board façade as proposed will provide a shiplap appearance over the original brick, which is visually similar to wood lap siding found on many buildings in the South Lake Morton Historic District, and therefore is a compatible cladding material. The use of this modern material is found to be consistent with the Design Guidelines, as well as the Industrial Vernacular style, as the variety of modern materials used in their construction is a distinct characteristic of this style. While covering brick features would not be considered appropriate for many other architectural styles, the utilitarian nature of the Industrial Vernacular style and modern-era construction of the subject building allows for this treatment to be compatible. Finally, as the brick façade will not be removed and will be covered with a reversible façade that does not damage the bricks, staff finds this request is consistent with Standards.

Ms. Foster stated staff recommends final approval of the request as submitted

Chair Rinker asked if the Applicant had any additional comments or questions. Ms. Sarah Case was present in support of the request. Ms. Case stated as indicated by staff, the applicant would like to propose a covering that is not a permanent covering of the brick that is a part of the building. Ms. Case provided the Board with a sample of the proposed material. Discussion ensued among the Committee regarding whether or not the proposed material to cover the brick is appropriate, as well as how the material would be anchored.

There were no public comments.

MOTION: Final approval of the request as submitted with the added condition that the façade shall not be directly attached to the historical components of the structure. (C. Olson/M. Porter, 6—0).

D. <u>HPB24-161 – 113 S. Tennessee Avenue</u> – Final Approval for minor exterior alterations to the exterior of the building at this address. Owner: Baron Management LLC. Applicant: Mr. Jon Kirk, Straughn Trout Architects.

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

Ms. Emily Foster presented the staff report, stating the subject property consists of one lot of record with a total area of 0.23 acres. On the property is a two-story commercial building built circa 1946 for the Florida National Bank, and is historically known by this name. This building is a contributing structure in the Munn Park Historic District, and is the only example of Art Deco architecture in this District. The Florida National Bank building is characterized by its vault composition with three bays on the front elevation, streamlined ornamentation, and limestone and marble veneer cladding. The central entrance and two side bays with large windows are separated by fluted pilasters. The recessed central bay is flanked by curved walls with green stone panels above the doors and decorative vertical copper trim extending from above the doors to the top of the second-floor windows. "First National Bank" is engraved at the top of the façade, which is capped with a simple stepped and banded cornice. While the windows and doors on the front façade have been replaced, the replacements feature mullions in a similar design to the originals. Most recently used as a branch location for Wells Fargo Bank, this building has retained its historic use for 78 years. To accommodate a new use of the subject building for a restaurant tenant on the first floor and an office tenant on the second floor, the request proposes several minor exterior alterations:

- 1. The addition of new fire escape stairs on the south side and rear elevations of the building. The south side stair will also create a new door opening into the second floor of this elevation. Both stairs will have a metal enclosure at the ground level sections.
- 2. The addition of a new prefinished, flat canopy and awnings. A canopy with signage is proposed over the central entrance on the front elevation. An awning is proposed at the front portion of the north side elevation, as well as over the existing side entry door on this elevation.
- 3. Prefinished metal signage. One projecting sign located on the north corner of the front elevation and one wall sign located on the rear portion of the north side elevation will have internal, reverse-lit illumination. A second, non-illuminated wall sign is proposed for the north elevation towards the front façade. Non-lighted lettering is also proposed to be installed on the front and north side canopy/awning.

For the projecting sign proposed to be located on the north corner of the front elevation, an alternate sign shape is proposed.

4. A walk-in cooler is proposed to be installed at the rear elevation of the building.

Ms. Foster stated that the request was evaluated using Secretary's Standards for Rehabilitation #1, #2, #3, #4, #5, #6, #9, #10 and Chapter 4 of the Design Guidelines for Historic Properties. Staff finds that the proposed addition of fire escape stairs and a new door opening on the south side elevation meets the Standards and Design Guidelines in terms of treatment of historic architectural materials and placement on the building, as well as the design and materials of the stairs. A fire escape currently exists at the rear of the building, and the proposed stair on the south side elevation will not damage or obscure the limestone veneer. Staff finds the proposed installation of a projecting sign and two wall signs to be generally consistent with the Standards and Design Guidelines. The proposed internal illumination using reverse-lighting is appropriate

and consistent with the Dixieland CRA Commercial Corridor Design Guidelines Sign Standards. Historically, the Florida National Bank building had a projecting sign on the front façade, as well as a wall sign on the north side elevation and above the front entry. The new signage will be required to meet the Sign Standards within the Dixieland CRA Commercial Corridor Design Guidelines in terms of size, number of signs allowed, placement on the building, and illumination. Signage will also require a separate sign permit application and review. In addition, staff finds that the installation of a walk-in cooler at the rear of the building, which will require a new door opening on the rear elevation, to be appropriate in terms of the compatible placement of mechanical or service equipment at the rear of a building with access from the alley. However, staff finds the canopy and awnings as proposed to be incompatible with the Art Deco architectural style of the building. While awnings are generally supported for downtown buildings and many times can be substantiated as replacing a historical feature, the Florida National Bank building did not have canopies or awnings historically. Adding these features will break up the vertically oriented vault composition of the building's front elevation and is therefore not compatible with its architectural style. Likewise, the awning proposed to be placed over the recessed side entry will disrupt the architectural ornamentation surrounding this feature. As the north side elevation abuts an alley and is therefore publicly visible, this wall was designed to continue the Art Deco materials seen on the fronts elevation; it is completely covered with limestone veneer and has a black marble watertable and door surround. Because signage is proposed on the canopy requested to be placed over the front entrance, staff suggests placing a sign panel over the front doors, similar to the original Florida National Bank lettered sign that was originally located there, or the recently removed Wells Fargo sign panel.

Ms. Foster stated there are two properties adjacent to the subject building that are owned by the same property owner as the subject building: a building located behind the subject building at 120 S. Florida Avenue, known as the old Lakeland Ledger building, and a parking lot containing a bank teller structure located north of the subject building along E. Main Street. Although no work affecting these adjacent properties was proposed as part of this request, a site plan was provided that shows the removal of the building at 120 S. Florida Avenue and the bank teller structure and an expansion of parking, as well as an ATM drive-through lane. Any approval of the requested alterations to the Florida National Bank building by the Design Review Committee shall not be construed to be an approval of this site plan. Formal review and approval of this site plan is required by the City's Development Review Team. Additionally, removal of the old Lakeland Ledger building requires approval of the Design Review Committee, and drive-through lanes are not allowed in C-7 zoning.

Ms. Foster stated staff recommends:

- Final Approval of the installation of fire escape stairs and a new door opening in the south elevation; wall and projecting signage; and walk-in cooler installation, as proposed, subject to the condition provided.
 - a. Signage will require an additional historical review and sign permit application, and is subject to the Sign Standards within the Dixieland CRA Commercial Corridor Design Guidelines.
- 2. Denial of the requested canopy and awnings as proposed.

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

In response to Chair Rinker, Mr. Kirk stated he is not in agreement with staff's recommended condtion #2.

In response to Chair Rinker, Mr. Kirk stated the request for the canopy and awnings is to provide coverage over the entry doors as well as an opportunity for signage.

Mr. Kirk made a brief presentation with examples of other historic Art Deco buildings with canopy and awnings to justify why the Committee should approve the request.

A lengthy discussion ensued among the Committee regarding whether or not the requested canopy and awnings are appropriate for the building and consistent with the Design Guidelines. The Committee suggested that the applicant revise the design for the canopies and awnings with more detail for review by the Committee at a future meeting.

There were no public comments.

MOTION: Final Approval of the request as recommended by staff with the following condition, as well as postponed the request for a canopy and awnings on the subject building until further details can be provided by the Applicant (C. Olson, J. Hill, 6-0): Signage will require an additional historical review and sign permit application, and is subject to the Sign Standards within the Dixieland CRA Commercial Corridor Design Guidelines.

<u>HPB24-164 – 2006 Seminole Trail</u> – Final Approval for the major rehabilitation to the single-family house at the subject address. Owner: Mr. Johnathon Beaty. Applicant: Old World Builders.

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

Ms. Emily Foster presented the# staff report, stating the subject property is an interior lot consisting of 0.26 acres. Located on the subject property is a one-story house in the Modern Hip Cottage architectural style, which was constructed circa 1955, and is a non-contributing building in the Beacon Hill Historic District. The house has a hipped roof, painted masonry block walls, an attached front-loaded single garage, non-original single or double-hung sash windows, and a front entry stoop supported by a round column and a front-facing entry door. This house has 1,681 square feet of living area. As noted at the June 27th Design Review Committee meeting, the house has already undergone some construction activity, but a stop-work order is currently in place. This revised request proposes to undertake a major rehabilitation to the exterior of the house, which has been modified to address comments from the Design Review Committee at their June 27, 2024 meeting. The following alterations are proposed:

- Replace the existing single/double-hung sash windows with new vinyl casement windows and
 enlarging the window openings to accommodate casement window egress requirements. The
 casement windows on the front elevation will have a vertical muntin on each window.
- Front elevation (west): relocate front door within new front entry feature on the front façade. Front door will be side-oriented, facing north. A full-height corner window with horizontal muntins will be added, along with a new concrete front porch, steps, and ramp.
- A new shallow pitch roof will be added over new entry feature and porch; roofing will be shingles to match existing. Aluminum fascia to be added.
- South side elevation: Remove two window openings to add two 20.4 square feet closets (2'-6" x 8'-2") for the bedrooms on this side of the house. Convert one central window to a door opening.
- North side elevation: Remove one window and relocate the door opening.
- Rear elevation (east): remove five windows and one door on the rear elevation; modify the
 existing window openings to accommodate casement windows and a new sliding glass door.
 Convert garage to conditioned space; remove garage door and add a double vinyl casement
 window.
- Wood siding laid vertically on accent features: front entry, closet additions on south side elevation, and garage door opening enclosure.
- Replace existing walkway and driveway with new concrete walkway and driveway.

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

Ms. Foster stated that the request was evaluated using Secretary's Standards for Rehabilitation #9 and Chapter 6 of the Design Guidelines for Historic Properties. The proposed changes to the front entry and small additions for closets on the south side elevation are within the allowed building setbacks required by the City's Land Development Code. With regard to the Standards, staff finds that the requested exterior alterations will not destroy spatial relationships that characterize the historic district. The alterations will be differentiated from historic properties and will be compatible with the size, scale, and proportion, and massing of historic properties to protect the integrity of the historic district. In terms of historic architectural styles described in the Design Guidelines, the style of the subject house most closely resembles the Modern Hip Cottage, with hipped rooflines and an asymmetrical composition. This style of house was simply designed with little or no ornamentation and features a compact plan. As many houses exhibiting the Modern Hip Cottage style originally had steel casement windows, and the existing windows of the subject house are not original, staff finds the replacement of these windows and slight enlargement of the openings with vinyl casement windows to be appropriate. The pattern of relocated windows, and conversion of windows to doors and garage door to windows, is consistent with the simple design and modern style of this house. Window enclosures as proposed for secondary elevations will not affect the primary façade. Ms. Foster stated staff finds the addition of vertical wood siding and the new entry feature to be compatible with the plan, features, and materials of the Modern Hip Cottage architectural style. In addition, the new concrete driveway and walkway are consistent with the Design Guidelines and Land Development Code requirements.

Ms. Foster stated staff recommends final approval of the request as submitted.

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

There were no public comments.

MOTION: Final approval of the request as submitted per staff recommendation. (C. Olson/R. Jimenez 6—0).

V. Other Business: NONE

VI.	Adjournment: There being no furth	er business, the meeting was adjourned at 11:12 a.m.
Chair. De	sign Review Committee	Senior Planner, Historic Preservation

Certificates of Review - Minor

Reviewed from 8/16/2024 to 10/16/2024

Number

Location

Description Milestone Approved

Historic Preservation (32)

Minor Review (32)

HPB24-170 Certificate of Review Issued 08/20/24

845 MISSISSIPPI AVE, LAKELAND, FL 33801

Install eighteen (18) fabric panels, horizontal mount, female anchors, color black (FL#14110.1) at window and door openings for hurricane protection.

HPB24-171 Certificate of Review Issued with 08/23/24 Conditions

747 HOLLINGSWORTH RD, LAKELAND, FL 33801

Replacement of 36 non-historic single-hung sash and fixed windows with 28 casement windows (FL#29689) and 8 fixed windows (FL# 27614) and one non-historic sliding glass door with a set of French doors (FL#22363). All windows and doors will match the size of the existing opening.

(Note: the subject house is a non-contributing house and has Spanish and Mediterranean Revival architectural features.)

HPB24-172 Certificate of Review Issued with 08/23/24 Conditions

747 HOLLINGSWORTH RD, LAKELAND, FL 33801

Replacement of 7 windows in the pool house structure on the subject property with four casement windows (FL# 29689) and three fixed windows (FL#27614).

HPB24-174 Certificate of Review Issued with 08/23/24 Conditions

209 RIGGINS ST, LAKELAND, FL 33801

Installation of a 4 ft. tall black ornamental metal picket fence placed at the side of the house parallel to the front property line, running along the west interior side property line, and connecting to the garage along the rear property line. A mechanized gate will be included.

HPB24-175 Certificate of Review Issued 08/23/24

831 COLLEGE AVE, LAKELAND, FL 33801

Removal of the existing vinyl screen door on the front porch entry and replacement with a similar aluminum screen door.

HPB24-176 Certificate of Review Issued 08/23/24 714 WINFREE AVE, LAKELAND, FL 33801

Installation of a Craftsman-style front door.

HPB24-177 Certificate of Review Issued with 09/03/24
Conditions

122 BELMAR ST E, LAKELAND, FL 33803

Scope of work to include re-roofing with in-kind shingle roofing, replacing existing windows with PVC single-hung sash (FL#41886), removing wing wall at interior courtyard, re-stuccoing the front of the building to match the stucco texture existing on the building, replace front doors with solid fiberglass doors (FL#15221.1), replacing sliding glass doors with aluminum sliding glass doors (FL#3532), and replace facia/soffit with aluminum soffit and fascia (FL#35145).

Intuitive Municipal Solutions, LLC

1 of 4 Created:

Certificates of Review - Minor

Reviewed from 8/16/2024 to 10/16/2024

HPB24-178

933 TENNESSEE AVE S, LAKELAND, FL 33803

Certificate of Review Issued

08/29/24

RE-ROOF WITH METAL (5V CRIMP, NO STRIATIONS) OVER EXISTING.

HPB24-179

Certificate of Review Issued

08/29/24

301 HANCOCK ST W, LAKELAND, FL 33803

Install 229 linear feet of 6 ft. height wood shadow box fencing with 3 gates to enclose the rear yard of the subject property.

HPB24-180

Certificate of Review Issued

09/03/24

718 WALNUT ST E, LAKELAND, FL 33801

Replace rotten wood deck planks on existing "L" shaped flat deck with composite Trex planks matching dimensions of existing planks.

HPB24-181

Certificate of Review Issued

09/06/24

155 LAKE MORTON DR, LAKELAND, FL 33801

Construction of a new patio wrapping around the east and north sides of the home's kitchen and dining areas. It is to be flush with the floor of the home and faced with brick matching the home (or as close as can be procured). Project includes removal of part of east (secondary facade) kitchen wall and windows and installing folding glass doors which will allow an open view to the patio as well as to a future pool.

HPB24-182

Certificate of Review Issued

09/05/24

127 KENTUCKY AVE S, LAKELAND, FL 33801

Dimensional ACM hanging sign placed under canopy of subject building. 17" x 66" (7.79 SF) CNC cut ACM Panel, 1/8" thick, 4 layers Digital Print is applied to the first surface of the outermost layers, but there is no electrical.

HPB24-184

Certificate of Review Issued

09/19/24

527 HANCOCK ST W, LAKELAND, FL 33803

Installation of 146 linear feet of 6 ft. tall wood style matte vinyl fence in side and rear yards of the subject property.

HPB24-185

Certificate of Review Issued

09/10/24

1204 FLORIDA AVE S, Lakeland, FL 33803

Tenant infill of a Wine Garden into a vacant space. The existing double rear service door is in disrepair and is being replaced with a single service door. The wall will be infilled with like and in-kind materials to match the finish and texture of the existing exterior wall.

HPB24-187

Certificate of Review Issued

09/11/24

317 BELMAR ST E, LAKELAND, FL 33803

Installation of 159.5 linear feet of 6 ft. tall wood privacy fence at the sides and rear of the subject property.

HPB24-188

Certificate of Review Issued

09/25/24

1042 SUCCESS AVE, LAKELAND, FL 33803

Installation of 171 linear feet of 6 ft. high trex composite full privacy fence in grey color in rear and south side yards of subject property.

HPB24-189

Certificate of Review Issued

09/13/24

925 MISSISSIPPI AVE, LAKELAND, FL 33803

Installation of 80 linear feet Of 6' High PVC Golden Oak Style Fence in rear and north side yards of subject property.

Intuitive Municipal Solutions, LLC

2 of 4 Created:

Certificates of Review - Minor

Reviewed from 8/16/2024 to 10/16/2024

HPB24-190

Certificate of Review Issued

09/12/24

311 BELMAR ST E, LAKELAND, FL 33803

Replace front door of home with new fiberglass Therma-Tru quarter-lite door (FL#13459.5) in the Craftsman style.

HPB24-191

Certificate of Review Issued

09/13/24

1807 PAWNEE TRL, LAKELAND, FL 33803

Demolition of rotted 2x6 decking (deck frame to remain, minor repairs as necessary) replace 2x6 pressure treated decking with new pressure treated decking (same dimensions). Demolition of existing rotting wooden railing, replacement with new wooden railing with novel craftsman design.

HPB24-192

Certificate of Review Issued

09/16/24

817 ORANGE ST E, LAKELAND, FL 33801

Installation of 296 linear feet of 6' tall brown matte vinyl privacy with one 10' wide double gate to enclose rear yard of subject property.

HPB24-194

Certificate of Review Issued

09/16/24

1126 DOROTHY ST, LAKELAND, FL 33815

Replace 11 non-historic aluminum windows with PGT vinyl windows, muntins applied to outside and inside.

HPB24-195

Certificate of Review Issued

09/19/24

801 FLORIDA AVE S, LAKELAND, FL 33801

Installation of a non-lighted 30.67 SF aluminum composite sign over tenant's entrance.

HPB24-196

Certificate of Review Issued

09/17/24

120 FRANK LLOYD WRIGHT WAY, LAKELAND, FL 33803

Install 31 linear feet of 4 ft. tall fence and 152 linear feet of 6 ft. tall fence at rear and west side of the subject property. Fence will be composite material with horizontal pickets with aluminum posts and top and bottom rails.

HPB24-197

Certificate of Review Issued

09/19/24

1221 KING AVE, LAKELAND, FL 33803

Installation of screen walls on back porch of house, under existing roof.

HPB24-198

Certificate of Review Issued

09/19/24

1505 FLORIDA AVE S, LAKELAND, FL 33803

Installation of a double-sided monument sign consisting of 1.25" aluminum square tubing cabinet and .080 routed aluminum with 1/2" white push thru letters and vinyl copy installed on existing poles.

HPB24-199

Certificate of Review Issued with Conditions

09/24/24

733 WINFREE AVE, LAKELAND, FL 33801

Replace existing wood stockade fence with same height same type and same area. 205 linear feet of wood stockade fence at 6' height. Adding a trash enclosure in right front side area.

Intuitive Municipal Solutions, LLC 3 of 4

Created:

Certificates of Review - Minor

Reviewed from 8/16/2024 to 10/16/2024

HPB24-200

Certificate of Review Issued with Conditions

09/19/24

1051 FLORIDA AVE S, LAKELAND, FL 33803

Repaint building with new colors, seal brick to maintain and bring out natural color (brick will NOT be painted). Building

HPB24-203

Certificate of Review Issued

09/25/24

122 BELMAR ST E, LAKELAND, FL 33803

Enlarge the window openings on the front facade from 3 feet tall to 4 feet tall and the forward most windows in the front courtyard from 3 feet tall to 4 feet. The remaining windows in the front courtyard are already 4 feet tall. A defined sill matching the profile and dimension of the existing window sills will be constructed. No other changes in window sizes on the building would occur.

All new windows will be white vinyl SHS as previously approved.

HPB24-202

Certificate of Review Issued

09/26/24

708 JEFFERSON AVE, LAKELAND, FL 33801

Minor exterior alteration to rear facing walls of house, not visible from street, to include:

Replacement of two non-historic horizontal slider windows with aluminum fixed windows (NOA#23-0816.07) and replacement of a set of non-historic sliding glass doors with a set of aluminum full-lite French doors with sidelights (NOA#23-0724.02). Where siding is removed to accommodate the new windows and door set, replacement siding matching the existing siding will be installed.

HPB24-205

Certificate of Review Issued with Conditions

10/08/24

622 INGRAHAM AVE S, LAKELAND, FL 33801

Replacement of two aluminum awning windows on rear elevation of house with two PGT vinyl single hung windows (NOA# 20-0401.04).

HPB24-206

Certificate of Review Issued

10/03/24

121 FLORIDA AVE S, LAKELAND, FL 33801

Remove existing metal doors and header on west side of Polk Theatre building due to significant rust and deterioration and install two 42" wide x 7' tall black chain-link gates with fixed header panel and panic exit hardware for gates.

HPB24-211

Certificate of Review Issued

10/08/24

Install 6' high tan vinyl privacy fence at the rear of parking lot.

Total Planning Projects Approved: 32

734 WALNUT ST E, LAKELAND, FL 33801

Intuitive Municipal Solutions, LLC 4 of 4

Created:



HISTORIC PRESERVATION BOARD DESIGN REVIEW COMMITTEE STAFF REPORT October 24, 2024

Project #	HPB24-183
Project Type	Demolition and New Construction
Property Address; Historic Name	711 Frank Lloyd Wright Way; Hyman and Julia Chester House
Historic District; FMSF#	South Lake Morton Historic District; #PO00647
Owner/Applicant	Megg Investments of Polk LLC / Southern Homes of Polk County
Zoning; Context District;	RA-4; Urban Neighborhood;
Future Land Use; SPI	Residential Medium; South Lake Morton SPI
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	N/A

REQUEST

The Applicant requests approval to demolish the existing house on the subject property with a conceptual plan to replace this house with a new two-story, single-family house with attached garage.

SUMMARY OF BACKGROUND INFORMATION

The subject property an interior lot of record (Dixieland, Block 6, Lots 4 and west half of 5) and consists of 0.29 acres (75 feet wide by 170 feet deep). An improved alley exists along the rear, or southern boundary of the subject property. On this property is a one-story single-family house in the Frame Vernacular architectural style, which is a front-gabled wood frame structure with a centrally gabled front porch, built circa 1914. This house has been altered over its history but is considered contributing to the South Lake Morton Historic District as of the 2022 district resurvey. Alterations include the insensitive replacement of windows and removal of the screening and framing on the front porch.

According to the Applicant, the existing house is in dilapidated condition; the roof is sagging, the siding needs to be replaced, and parts of the flooring are rotten due to water and termite damage. A structural assessment provided by Stitzel Engineering & Construction, Inc. on behalf of the Applicant states that the house is structurally unsound and not reasonable to restore due to the extensive repairs to or replacement of structural components and code-deficient building systems. The Applicant has stated that they will attempt to salvage historical architectural materials, if possible. The Applicant estimates the demolition costs will be approximately \$10,000.

If demolition of the existing house is approved, the Applicant requests approval to construct a two-story, single-family house ("The Hillcrest" model by Hulbert Homes), which will have 2,098 square feet of living space. This house features a neo-traditional aesthetic with a hip roof and gable-front ell and hipped-roof front porch supported by tapered columns on brick plinths. Stucco siding is proposed on the ground floor, with lap siding on the second floor. The house has a small integrated patio on the rear elevation, as well as an attached garage on the rear elevation that is accessible from the alley. An exterior materials list, a complete set of elevation drawings, and a site plan for the proposed new construction was not provided by the Applicant; however, this house model/design was approved by the Design Review Committee for the Dixieland Historic District in 2020 at 601 Ariana Street, and was successfully built.

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 section of the LDC applies to this request:

Article 11, Section 6.3.c. Demolition is generally discouraged and shall be reviewed with regards to:

- 1. The architectural significance of the building or structure. Architectural significance shall be determined by the DRC at the time of the demolition request and shall be based upon documentation of the property's architectural integrity and historical or cultural significance. Designation of the building or structure as "non-contributing" by the most recent historic district survey does not preclude the DRC from making a determination of architectural significance.
- 2. The contribution of the building or structure to the history or origins of the historic district.
- 3. The future utilization of the site, including any replacement buildings or structures.

The following *Standards* apply to this request:

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

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

The following *Design Guidelines* apply to this 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.

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

• Detached garages and carports should be placed behind the front elevation of a principal historic structure; locating detached garages to the rear of a property is preferred.

- Garages and carports should be accessed from the rear or side alley.
- Garages should be visibly subordinate to the principal historic structure in terms of their massing, form, and height.
- Garages and carports should be 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 should be of proportions and materials similar to those traditionally found in the historic districts.

ANALYSIS:

Regarding the considerations for demolition, the subject building is considered a contributing building in the South Lake Morton Historic District as it represents the Frame Vernacular architectural style, was built during the District's period of significance, and for its association with the World War I historic context and first-generation suburb development in Lakeland. The architectural details of this house are very simple and common. Aside from its historical link to Lakeland's residential development, the house has no known associations with persons or events of importance in Lakeland's history. While the house retains architectural integrity, this quality has been diminished somewhat due to the insensitive window replacement and front porch modifications. Staff finds that this building would not be eligible for an individual listing on the National Register of Historic Places based on its architectural or historical merits.

While the Historic Preservation Standards (LDC, Article 11) are silent on structural condition and economic factors as reasons for demolishing a historic building, the Committee has considered these supplementary facts for informing their decision in the past. Additionally, the intent of the Historic Preservation Standards states that the demolition of "sound historic structures" will be discouraged. The engineer's assessment suggests a building that is not sound and has been compromised by deferred maintenance and structural deficiencies that would preclude a reasonable effort to repair. Staff finds that the future utilization of the property for the construction a new single-family house is appropriate and will continue the historic use of this property.

The houses on either side of the subject property consist of a one- and two-story house, both in the Bungalow architectural style. Staff finds the design of the proposed new house is compatible with the adjacent houses and will not adversely affect the architectural integrity of the neighborhood or Historic District. The architectural details convey a vernacular Craftsman style and are consistent with the Design Guidelines. Staff also finds that the proposed building's scale and massing are consistent with residences in the Lake Morton neighborhood and the Design Guidelines. However, due to the lack of complete elevation drawings, an exterior materials list, and site plan, staff is unable to recommend Final Approval for the new construction at this time.

The Applicant owns the adjacent one-story Bungalow with a two-story garage apartment at 717 Frank Lloyd Wright Way, and plans to fully rehabilitate this house and garage.

STAFF RECOMMENDATION:

- 1. Final Approval of the request to demolish the house on the subject property.
- 2. Conceptual Approval of the request to construct a new single-family house. For Final Approval of the new construction, a full set of dimensioned elevation drawings, a site plan, and an exterior materials list must be submitted for the review and approval of the Design Review Committee.

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

Liaison to the Historic Preservation Board



Stitzel Engineering & Construction, Inc.

317 West Highland Drive, Suite 101

LAKELAND, FLORIDA 33813 CBC047729 PHONE: (863) 607-4455 FAX: (863) 607-4550

September 16, 2024

MEGG Homes 1925 E. Edgewood Dr. Ste 105 Lakeland, Fl 33803

RE: 711 Frank Lloyd Wright Way Lakeland, Fl

On 9/11/24 I made a site inspection of the above referenced home to determine its habitable and repairable condition. The exterior of the home is in bad condition with wood siding that would need to be replaced. Existing windows and doors do not meet any current codes and would need to be replaced to be insured.





The roofing and roof decking would need to be replaced. The home will not meet any current wind codes because the load paths from the roof rafters to the foundation are not connected. There is no ADA accessibility.

The interior subfloor framing in several rooms were excessively damaged from termite and wood rot and will not support code required loads due to damage or inadequate framing. Extensive repairs are needed to both the supporting floor joists and sub flooring throughout the entire house.



BATHROOM FLOOR



BEDROOM FLOOR

In the homes' present state, it is not feasible to make repairs and code upgrades without starting over from the ground up. In my opinion the home should be demolished and replaced with a new up to code Architecturally Historic home that enhances the neighborhood.

If additional information is required, please let us know at once.

Art Stitzel, P.E. Fl #50658

This item has been Digitally signed and sealed by: Art Stitzel, P.E. on: 09/16/2024 Printed copies of this document are not considered signed and sealed and this signature must be verified on any electronic copies. License # 50658 - Certificate of Auth. 27473











The Hillcrest

2,098 427

104219

2,843







HISTORIC PRESERVATION BOARD DESIGN REVIEW COMMITTEE STAFF REPORT October 24, 2024

Project #	HPB24-204
Project Type	Internally Illuminated Projecting Sign
Property Address	207 E. Main Street
Historic Name(s)	N/A
Historic District; FMSF#	Munn Park Historic District; N/A
Owner/Applicant	TR Hillsborough LLC / Dixie Signs Inc.
Zoning; Future Land Use;	C-7; Regional Activity Center;
Context District; SPI	Urban Center; N/A
Existing Use	Commercial
Adjacent Properties	Commercial and Civic
Previous Approvals	Illuminated projecting sign for Creative Contractors on second floor, 6/27/2024 (HPB24-116); Illuminated projecting sign for Hakucho LLC restaurant on ground floor, 2/22/2024 (HPB24-019); Architectural Ornamentation, Repainting, 5/24/2019 (HPB19-106); Painting, Fixtures,
	Door/Window Repairs, 6/10/2021 (HPB21-129); Replace Part of Storefront with Door, 7/15/2022 (HPB22-139); Replace Exterior Storefront and Doors, 1/4/2024 (HPB24-004).

REQUEST

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

SUMMARY OF BACKGROUND INFORMATION

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

The project proposes to install an internally lighted projecting sign on the front facade of the subject building, just above the Creative Contractors projecting sign. The overall size of the sign is 6.24 square feet (5 feet, 5 and 3/8 inches tall by 13 and ¾ inches wide). The design of the sign consists of an aluminum fabricated box with aluminum topper painted black with cutouts to expose 3/8-inch push through clear acrylic with digitally printed trans-vinyl for all letters and logos. The internal lighting will be push through white LEDs. Only the logo and text will be lighted by internal LED illumination. The sign will be installed to the building wall face with a custom fabricated square tube support arm, which will be painted black.

APPLICABLE GUIDELINES:

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

Commercial Corridor Design Guidelines ("Sign Guidelines") are used to review signage design in commercial areas within the City's Historic Districts.

The following *Design Guidelines* apply to this project:

Chapter 4: Historical Development Patterns and New Construction

Sub-Chapter 4.12.9 Signage and Awnings

• Signage, awnings and canopies that create contrasting conditions or incompatible with the requirements in the Land Development Code are not acceptable.

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

Chapter VI. Miscellaneous Standards, Section C. Sign Standards

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

ANALYSIS:

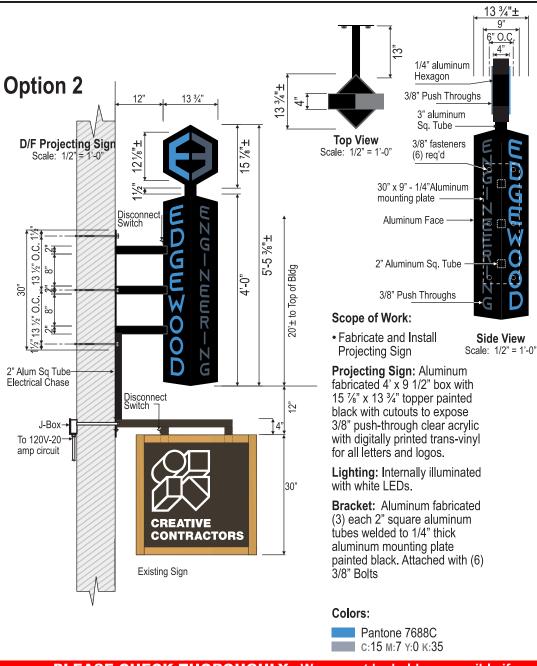
Staff finds that the design, size, and internal illumination of the requested sign as presented by the Applicant meets the Sign Guidelines and Standards and is not determined to be cabinet signage due to only the logo and text being lighted. The proposed sign is similar in size and design as the projecting signs approved for Creative Contractors and Hakucho restaurant located in the subject building.

STAFF RECOMMENDATION:

Final Approval of the request as submitted.

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

Liaison to the Historic Preservation Board



☐ OK to proceed with NOTED CHANGES



Proposed

Square Footage: 5'-5 %" x 13 ¾" = 6.24 sf (Allowed 42" max. projection and 8' min. clearance)



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

Note: City of Lakeland, FL requirés for all electric signs either a photo cell plus standard time clock - or - an astronomic time clock to pass separate

final elect. inspection.

Existing



■ OK to proceed with NOTED CHANGES



Job Name:

Job Address:

205 E. Main St.

Job #: 051055

Date: 6-18-24

Drawn by: MJD

File: X:\PLT files\

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Projecting.cdr

Sheet No.

REVISIONS

Rev / date / by / description

Edgewood Engineering\ Edgewood Engineering

SP: PAM

Lakeland, FL 33801

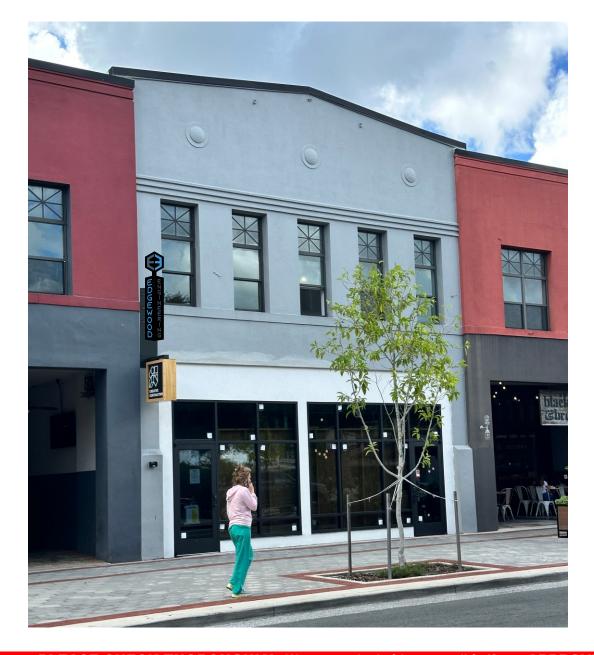
Edgewood Engineering

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

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

I HAVE REVIEWED	THE ABO	VE SPE	CIFICAT	IONS, FULL	Y UNDERSTAND	THE WOR	K TO BE PERFO	RMED	, AND I	HEREBY	AUTHORI	ZE THIS PI	ROJECT TO	D BEGIN.
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Job Name:
Edgewood Engineering
Job Address:
205 E. Main St.
Lakeland, FL 33801
Job # : 051055
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Lakeland, FL 33811 863.644.3521 fax 644.3524 www.dixiesignsinc.com

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I HAVE REVIEWED	THE ABOV	E SPE	CIFICA'	TIONS, FULLY UNDERSTAND THE	WORK TO BE PERFORMED), AND I	HEREBY	AUTHO	RIZE THIS PROJECT TO) BEGIN
CLIENT APPROVAL: SIGNED:	DATE:	/		☐ OK to proceed with NO CHANGES ☐ Make changes and SHOW ANOTHER PROOF ☐ OK to proceed with NOTED CHANGES	LANDLORD APPROVAL: SIGNED:	DATE:	/	/	□ OK to proceed with NO CHANGE□ Make changes and SHOW ANO□ OK to proceed with NOTED CHA	THER PRO



















HISTORIC PRESERVATION BOARD DESIGN REVIEW COMMITTEE STAFF REPORT October 24, 2024

Project #	HPB24-209
Project Type	Minor Exterior Alterations
Property Address;	122 E. Belmar Street
Historic Name	N/A
Historic District; FMSF#	South Lake Morton Historic District; #PO9414
Owner/Applicant	122 E Belmar St. LLC / Olivera Construction Inc.
Future Land Use; Zoning;	Residential Medium; MF-12;
Context District; SPI	Urban Neighborhood; South Lake Morton SPI
Existing Use	Residential
Adjacent Properties	Residential and Commercial
Previous Approvals	N/A

REQUEST

The Applicant requests approval to replace the front façade textured stucco cladding with stucco brick cladding.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot (South Lakeland Addition, Block A, Lots 4 & 5) that is 0.34 acres in size.

This property contains a one-story, apartment building built in 1971, which is a contributing building in the South Lake Morton Historic District as of the 2022 resurvey of this District. The apartment building features the Ranch architectural style, which is reflected in its hipped roof, aluminum windows, and lightly textured stucco cladding over the masonry walls on the front façade walls only; the other elevation walls are painted concrete block.

The Applicant recently purchased the subject property and has planned a total remodel of the subject building. As a part of the remodel, the Applicant has requested to modify the front elevation from lightly textured stucco to stucco brick with a frieze band. Decorative shutters are also requested to be added to the front façade windows only.

Additional alterations that were subject to Minor Review were approved by staff, which included:

- 1. Re-roofing with in-kind shingle roofing and replacing existing soffit and fascia with aluminum soffit and fascia.
- 2. Replacing existing aluminum windows with PVC single-hung sash windows with a two-over-two lite configuration.
- 3. Removing wing wall at interior courtyard.
- 4. Replacing all front doors with solid fiberglass doors and replacing existing sliding glass doors with aluminum sliding glass doors.
- 5. Enlarging the window openings on the front facade from 3 feet tall to 4 feet tall and the forward most windows in the front courtyard from 3 feet tall to 4 feet. The remaining windows in the front courtyard are already 4 feet tall. A defined sill matching the profile and dimension of the existing window sills will be constructed. No other changes in window sizes on the building will occur.

APPLICABLE GUIDLINES:

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

The following *Standards* apply to this request:

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

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

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

The following *Design Guidelines* apply to this project: Chapter 6 Exterior Architectural Features: Alteration and Maintenance Sub-Chapter 6.4 Windows and Shutters

• Shutters should match the height and width of the window opening and be mounted to be operational or appear to be operational. Operational shutters should cover the entire window when closed.

Sub-Chapter 6.5 Siding and Exterior Wall Cladding

Stucco:

- Keep surfaces uniform, whether smooth or rough cast.
- Repair or replace deteriorated material with new material that duplicates the old as nearly as possible. Color and texture should match that of the original whenever possible.

ANALYSIS:

While the repair or replacement of small areas of siding may be reviewed and approved by staff, the wholesale replacement of all exterior wall cladding requires the review and approval of the Design Review Committee.

Staff finds the request to be consistent the Design Guidelines and Standards regarding allowable stucco wall cladding. Additionally, the request will be a similar material to the existing stucco used as cladding for the front façade walls. Finally, staff finds that the brick appearance is compatible for residential buildings in the Ranch architectural style.

Regarding ornamentation, while the stucco frieze band is not an original feature, staff finds this to be an appropriate treatment when used with a stucco brick façade, and can be found on buildings of a similar age and style. As a decorative, non-functional feature, the proposed window shutters appear to match the height and width of the window opening and are therefore found to be consistent with the Design Guidelines.

STAFF RECOMMENDATION:

Approval of the request as submitted.

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

Liaison to the Historic Preservation Board



122 Belmar Application for consideration of improvements

Front Facade:

We propose to enhance the front exterior of the dwelling by replacing the existing stucco with stucco brick, incorporating a freeze band detail under the soffit and the top of the windows. Currently, textured stucco is only present on the south-facing façade, while the north, east, and west sides retain their painted block exterior. This alteration aligns with the historic materials and aesthetic of the neighborhood, maintaining the building's architectural integrity and character.

To substantiate this proposal, we have included photographs of neighboring homes featuring similar historic band details, underscoring the correlation between this design and the area's historical significance.

We also believe the addition of shutters flanking the south-facing windows will enhance the overall aesthetic of the building. Attached are photographs of nearby homes with comparable window treatments, demonstrating their consistency with the district's historic character.

Furthermore, we have provided two renderings: one with a like for like currently approved exterior with textured stucco and no shutters, and another showing the preferred design with stucco brick and shutters.

Brick veneer with banding near 122 Belmar with the same age:





Neighboring homes with shutters:



Property Renderings: (one with textured stucco and no shutters and one with our desired stucco brick and shutters)



