



AGENDA
HISTORIC PRESERVATION BOARD
Lakeland City Hall, City Commission Chambers
November 21, 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 October 24, 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. 716 College Street
 - vii. 748 College Street
 - viii. 701 N. Florida Avenue*
- 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
City Commission Chambers
Thursday, October 24, 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, Adam Abitbol, Ricardo Jimenez, Natalie Oldenkamp, Chris Olson, Michael Porter, MeLynda Rinker and Britney Wilson were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Brandy Gillenwater, Planning Technician, and Alex Landback, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

Chair Dr. Bruce Anderson called the Thursday, October 24, 2024 meeting of the Historic Preservation Board (“Board”) to order at 8:31 a.m. A quorum was reached, as seven Board members were present. Mr. Ricardo Jimenez was not present at the time attendance was taken.

II. Review and Approval of Previous Meeting Minutes

Ms. Natalie Oldenkamp motioned to approve the August 22, 2024 meeting minutes as presented. Mr. Chris Olson seconded the motion. The motion passed 8—0.

III. Old Business:

A. Historic Lakeland, Inc. Watch List Report

- | | |
|------------------------------|--|
| i. 137 Lake Morton Drive | vi. 849 E. Lime Street DEMOLISHED |
| ii. 2430 New Jersey Road | 9/24/24 |
| iii. 302 E. Belvedere Street | vii. 716 College Street |
| iv. 632 Easton Street | viii. 748 College Street |
| v. 2304 Carolina Avenue | ix. 701 N. Florida Avenue |

B. Update: Amendments to Article 11 of the Land Development Code. Ms. Foster relayed to the Board that the Amendments to Article 11 of the Land Development Code as edited by the Board were adopted by City Commission on September 16, 2024.

IV. New Business: NONE

V. Adjourn for Design Review Committee.

The meeting adjourned at 8:37 a.m.

Chair, Historic Preservation Board

Senior Planner, Historic Preservation



AGENDA
DESIGN REVIEW COMMITTEE
Lakeland City Hall, City Commission Chambers
November 21, 2024
immediately following the Historic Preservation Board Meeting

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

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- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the October 3, 2024 and October 24, 2024 Design Review Committee meeting minutes.
- III. Review Certificates of Review administratively approved since the previous meeting.
- IV. Consideration of Certificate of Review Applications:
 - A. Oath Administration for Public Testimony by Assistant City Attorney.
 - B. [HPB24-212 – 1200 S. Florida Avenue](#) – Final Approval requested for the installation of an internally lighted wall sign and hanging sign on the building at this address. Owner: New Petals LLC. Applicant: L&J Awnings & Shade.
 - C. [HPB24-221 – 1031 E. Lime Street](#) – Final Approval requested for the new construction of a single-family attached building at this address. Owner/Applicant: Hulbert Homes Inc.
- V. Other Business: NONE
- VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE- Special Called Meeting

City Commission Chambers

Thursday, October 03, 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, Natalie Oldenkamp, Chris Olson, 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 Acting Chair Dr. Bruce Anderson at 8:30 a.m. The Committee roll call was performed and a quorum was present.

II. Consideration of Certificate of Review Applications:

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

B. **HPB24-166 – 420 W. Belvedere Street** – 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.

Dr. Anderson 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 an interior lot 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:

- A concrete slab foundation
- Masonry block walls clad in stucco
- Vinyl windows with a one-over-one lite configuration
- A steel garage door and fiberglass man door
- Asphalt shingle roof
- 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.

Ms. Foster stated that the request was evaluated using Secretary's Standards for Rehabilitation #9, #10 and Chapter 4 of the Design Guidelines for Historic Properties. 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.

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

Dr. Anderson asked if the Applicant had any additional comments or questions. Mr. David Burnsed was present in support of the request and had no additional comments or questions.

There were no public comments.

MOTION: Final approval of the request as recommended by staff. (M. Rinker/N. Oldenkamp, 5—0).

- C. HPB24-186 – 1111 Ruby Street** – 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.

Dr. Anderson 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 an interior lot of record and consists of 0.17 acres; this lot was previously vacant. 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 neo-traditional 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 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.

Ms. Foster stated that the request was evaluated using Chapter 4 of the Design Guidelines for Historic Properties. 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.

Ms. Foster stated staff recommends final approval of the request with the condition to add additional battens on the front façade to produce an evenly spaced appearance between battens.

Dr. Anderson asked if the Applicant had any additional comments or questions. Mr. Curtis Ring was present in support of the request and had no additional comments or questions.

In response to Ms. Rinker, Mr. Ring stated that he agrees to staff's recommended conditions.

There were no public comments.

MOTION: Final approval of the request with the conditions recommended by staff. (B. Wilson/N. Oldenkamp, 5—0).

III. Other Business: NONE

IV. Adjournment: There being no further business, the meeting was adjourned at 8:45 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation

MINUTES

DESIGN REVIEW COMMITTEE

City Commission Chambers

Thursday, October 24, 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 members Adam Abitbol and Jason Hill were also present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation, Brandy Gillenwater, Planning Technician, 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 Michael Porter 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

Dr. Bruce Anderson motioned to approve the August 22, 2024 meeting minutes. Mr. Chris Olson seconded the motion. The motion passed 7—0.

III. Review of Certificates of Review administratively approved.

A list of thirty-two (32) administratively approved Certificate of Review projects covering the period 8/16/24-10/16/24 was included with the agenda packet. Ms. Foster provided the Board with updates on item #23 (HPB24-196; 120 Frank Lloyd Wright Way) of the staff Certificates of Review administratively approved list. There were no additional questions or comments about these projects.

IV. Consideration of Certificate of Review Applications:

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

B. HPB24-183 – 711 Frank Lloyd Wright Way – Final Approval requested for the demolition of the house at this address and the construction of a new single-family house. Owner/Applicant: Megg Investments of Polk LLC.

Chair Porter 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 an interior lot of record and consists of 0.29 acres. This lot is 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, 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.

Ms. Foster stated that the request was evaluated using the LDC, Article 11, Section 6.3.c., Secretary's Standards #9, #10 and Chapter 4 of the Design Guidelines for Historic Properties. 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. As a point of information, 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. Ms. Foster stated staff recommends:

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.

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

Ms. Natalie Oldenkamp stated that she recently visited the house and confirmed its severe deterioration and structural condition.

There were no public comments.

MOTION: Final Approval of the request with conditions as recommended by staff. (C. Olson/N. Oldenkamp, 7—0)

- C. HPB24-204 – 207 E. Main Street** – 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.

Chair Porter 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 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 that has already received approval and been installed. The overall size of the sign is 6.24 square feet. 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. Ms. Foster presented examples of similar internally lighted projecting signs previously approved downtown.

Ms. Foster stated that the request was evaluated using Chapter 4 of the Design Guidelines for Historic Properties and Chapter VI of the Dixieland CRA Commercial Corridor Design Guidelines. 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. Ms. Foster stated that staff recommends final approval of the request as submitted.

Chair Porter asked if the Applicant had any additional comments or questions. Mr. Andy Snyder was present in support of the request, but had no additional comments or questions.

There were no public comments.

MOTION: Final approval of the request as submitted. (M. Rinker/C. Olson, 7—0).

- D. HPB24-209 – 122 E. Belmar Street** – Final Approval requested for minor exterior alterations to the apartment building at this address. Owner: 122 E Belmar St. LLC. Applicant: Olivera Construction.

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

Ms. Emily Foster presented the staff report, stating the subject property is an interior lot that is 0.34 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 low,

horizontal massing, 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.

Ms. Foster stated that the request was evaluated using Secretary's Standards #2, #9, #10 and Chapter 6 of the Design Guidelines for Historic Properties. 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.

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

Chair Porter asked if the Applicant had any additional comments or questions. Mr. Felipe Olivera was present in support of the request. Discussion ensued among the Committee regarding the wall finish and window shutters.

There were no public comments.

MOTION: Final approval of the request as submitted per staff recommendation. (B. Anderson/N. Oldenkamp, 7—0).

V. Other Business: NONE

VI. Adjournment: There being no further business, the meeting was adjourned at 9:18 a.m.



Certificates of Review - Minor

Approved from 10/17/2024 to 11/12/2024

Number	Location	Description	Milestone	Approved
Historic Preservation (14)				
Minor Review (14)				
HPB24-193		1126 MARJORIE ST W, LAKELAND, FL 33815 Installation of 13 solar panels on the side and rear portion of the west facing roof plane.	Certificate of Review Issued	10/22/24
HPB24-201		845 MISSISSIPPI AVE, LAKELAND, FL 33801 Replacement of the existing front door with a size-for-size Craftsman style (9-lite) impact door (FL#34743.4).	Certificate of Review Issued	10/28/24
HPB24-207		1104 CUMBERLAND ST, LAKELAND, FL 33801 Installation of an aluminum Eave Smithbuilt shed, 719 SF, in the rear yard of the subject property.	Certificate of Review Issued	10/25/24
HPB24-208		1036 JOSEPHINE ST, LAKELAND, FL 33815 Remove and replace 8 non-historic windows size for size using single-hung sash vinyl windows (FL# 33447.1, 33447.3, 33462.1).	Certificate of Review Issued with Conditions	10/23/24
HPB24-215		117 BEACON RD W, LAKELAND, FL 33803 Installation of a 6 ft. tall wood fence in backyard of subject property.	Certificate of Review Issued	10/18/24
HPB24-218		735 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 and 3 gates.	Certificate of Review Issued	10/22/24
HPB24-219		1134 RUBY ST, LAKELAND, FL 33815 Premanufactured 8 x 14 Lark gabled roof metal shed in backyard. Shed will be screened by a fence.	Certificate of Review Issued	10/22/24
HPB24-222		405 PATTERSON ST E, LAKELAND, FL 33803 REPLACE (1) DOOR UNIT (SIZE/SIZE) on rear elevation of house. Jeld-wen steel replacement door (FL#14569.4).	Certificate of Review Issued	10/28/24
HPB24-223		1035 LEXINGTON ST, LAKELAND, FL 33801 REPLACE (1) DOUBLE DOOR UNIT - BACK OF PROPERTY/NOT VIEWABLE FROM STREET. GLASS: COLONIAL 15-LITE STYLE (GLASS INSERTS 3WX5H).	Certificate of Review Issued	10/25/24



Certificates of Review - Minor

Approved from 10/17/2024 to 11/12/2024

[HPB24-224](#)

Certificate of Review Issued

10/25/24

1204 FLORIDA AVE S, Lakeland, FL 33803

Installation of a new monument sign for a wine bar and retail shop that will be located in the south side of the old Petals building. Sign specs: 72 inches high, 56 inches wide, 18 inches deep. Aluminum construction, painted with custom finish and vinyl graphics. Non lighted.

[HPB24-226](#)

Certificate of Review Issued

10/30/24

912 MISSOURI AVE S, LAKELAND, FL 33803

Hyde Cottage, Repairs to Gables: Removal of existing shingle siding in the gables, installing new wall sheathing, installing missing flashing, installing James Hardie shingle siding (replacing with alike material), repair shingles as needed, and paint new work.

[HPB24-227](#)

Certificate of Review Issued

11/07/24

1029 PENNSYLVANIA AVE, LAKELAND, FL 33803

Installation of 117 linear feet of 6' High Wood Board on Board Fencing With (2) 6' High Single Swing Gates. In rear yard of subject property.

[HPB24-228](#)

Certificate of Review Issued with
Conditions

10/30/24

817 ORANGE ST E, LAKELAND, FL 33801

Replace a total of 7 windows on front porch and back laundry room area. Both areas have been enclosed and/or added on from the original structure. Existing windows are not historic. Replacement windows: Mi 3540 vinyl single-hung window in a one-over-one lite configuration.

[HPB24-232](#)

Certificate of Review Issued

11/07/24

606 PARK ST E, LAKELAND, FL 33803

Install 6' High Tan Vinyl Tongue & Groove Style PVC Fencing With Gates in rear yard of subject property.

Total Planning Projects Approved: 14



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
November 21, 2024**

Project #	HPB24-212
Project Type	Wall and Hanging Signs
Property Address	1200 S. Florida Avenue
Historic Name(s)	Sinclair Oil Co. filling station (CD 1936)
Historic District; FMSF#	Dixieland Historic District; N/A
Owner	New Petals LLC
Applicant	L&J Awnings & Shade
Zoning; Future Land Use;	C-2; Mixed Commercial Corridor
Context District; SPI	Urban Corridor; Dixieland SPI
Existing Use	Commercial
Adjacent Properties	Commercial and Residential
Previous Approvals	Signage, 5/29/2007 (2007-102); Front awning with signage, 7/22/2009 (2009-097); Awnings, 7/22/2010 (2010-105); Sign Face Changes, 2/27/2014 (HPB14-039); Various Minor Alterations, 8/20/2014 (HPB15-149); Monument Sign, 7/17/2017 (HPB17-126); Sign Face Change, 9/13/2019 (HPB19-179);

REQUEST

The Applicant requests Final Approval for a wall sign and a hanging sign on the front facade of the building on the subject property, consisting of internally illuminated channel letters.

SUMMARY OF BACKGROUND INFORMATION

The subject property is located at the southeast corner of S. Florida Avenue and E. Belmar Street, and consists of one parcel (SOUTH LAKELAND ADD PB 2 PG 130 BLK B LOTS 1 TO 4 & LESS R/W AT INTERSECTION ON S FLA AVE & E BELMAR) with a total area of 0.79 acres. On the property is a one-story commercial building, built circa 1935, which is a non-contributing structure in the Dixieland Historic District. Originally built as a Sinclair gas station, the building was remodeled in 1998 for use as a florist shop. This Mission Revival building uses the prototypical “castle” style building with a vehicular canopy and service bay developed by the Sinclair Oil Corporation. The textured stucco walls, flat roof behind a crenellated parapet, curvilinear brackets, barrel tile roofing, and decorative glazed tile details are characteristic of this particular prototype.

This request involves removing the three existing, non-conforming cabinet signs on the canopy walls and installing a wall sign and coordinating hanging sign on the front (west) elevation of the canopy.

1. The proposed wall sign will be 90 inches wide by 24 inches tall for a total area of 15 square feet. This sign will have open face channel letters flush mounted to the canopy wall. The lighting inside the channel letters will be 6 to 8 millimeter traditional neon in white. The channel letters will be painted marigold yellow.
2. The proposed hanging sign will be suspended from the canopy, below and to the right of the proposed wall sign. Its overall size is 77.75 inches wide by 12 inches tall for a total area of 6.5 square feet. This sign will have an acrylic sign face with aluminum letter can sidewalls and backing and will be lighted by internal white LEDs.

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 Standards")* are used to review signage design in commercial areas within the City's Historic Districts.

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 4: Historical Development Patterns and New Construction

Sub-Chapter 4.12.9 Signage and Awnings

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

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

Chapter VI. Miscellaneous Standards, Section C. Sign Standards

- Wall signs are permitted sign types.
- Cabinet signs are prohibited.
- Signs shall be positioned so that they appear as a design feature of the overall façade of a particular building.
- 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.
- Sign Illumination:
 - At the discretion of the Historic Preservation Board internally illuminated signs may be approved with justification.
 - If the board approves the use of an internally illuminated sign, back-lit (reverse channel) solid letter signs shall be preferred. The use of internally illuminated back-lit cabinet signs shall be prohibited.
 - No electrical conduit, circuits, devices, or non-decorative fixtures shall be visible
- Wall Signs: Each business or tenant shall have no more than one (1) wall sign per building. The allowable area for wall signs shall be one square foot of sign for each linear foot of primary building facade, not to exceed 50% of the maximum total building sign area calculation. Sign copy may not exceed two (2) feet in height.
- Hanging signs:
 - Hanging signs mounted to the ceiling of existing outdoor areas (awning, arcades, canopies, etc.), shall not exceed twelve (12) square feet, shall have a clearance of twenty (20) inches between any building walls, columns, or any other building structural elements, and shall not extend past the edges of any outdoor areas on which it is mounted.
 - Hanging signs shall maintain an eight (8) foot clearance, between the finished sidewalk and the bottom of the sign, in all pedestrian walkways.
 - Hanging signs shall be located adjacent to the building entrance or tenant space.
 - Hanging signs shall not extend over public or private streets, parking lots, or street accesses.
 - Each business or tenant shall have no more than one (1) hanging sign per building.

ANALYSIS:

Staff finds that the requested wall sign meets the placement, scale, design, size, and internal lighting requirements of the Design Guidelines and Sign Standards.

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



1212 FLORIDA AVE S LAKELAND, FL, 33803



NORTH
SCALE: 1"=50'

JAMES D. WELLS, JR., P.E.
PROFESSIONAL ENGINEER NO. 53616

J & L WELLS CONSULTING LLC
1453 ARBITUS CIRCLE
OVIEDO, FL 32765
(407) 496-5489
CERTIFICATE OF AUTHORIZATION NO. 27162

This item has been digitally signed and sealed by James D. Wells, Jr., P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FLORIDA BUILDING CODE STATEMENT:

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 16, STRUCTURAL DESIGN, OF THE 8TH ED. (2023) FLORIDA BUILDING CODE. THE FOLLOWING WIND LOAD REQUIREMENTS, IN ACCORDANCE WITH SECTION 1609, WERE EMPLOYED IN THE DESIGN OF THE STRUCTURE: ULTIMATE DESIGN WIND SPEED, VULT = 140 MPH (3-SECOND GUST WIND SPEED), LAKELAND, FL NOMINAL DESIGN WIND SPEED, VASD = 108 MPH BUILDING RISK CATEGORY = II WIND EXPOSURE CATEGORY = C EXTERNAL PRESSURE COEFFICIENT, GCN = -1.1 / +1.0 ASD DESIGN PRESSURE: -27.2 PSF / +24.7 PSF

NOTE: ELECTRICAL DETAILS SHOWN ARE RESPONSIBILITY OF ELECTRICAL CONTRACTOR. SIGN STRUCTURAL ENGINEER DID NOT REVIEW AND IS NOT PART OF STRUCTURAL ENGINEER'S SCOPE.



LISTED
E321985
UL 48 ELECTRIC SIGNS

Florida State Certified
Master Electrician Contractor
EC13002060

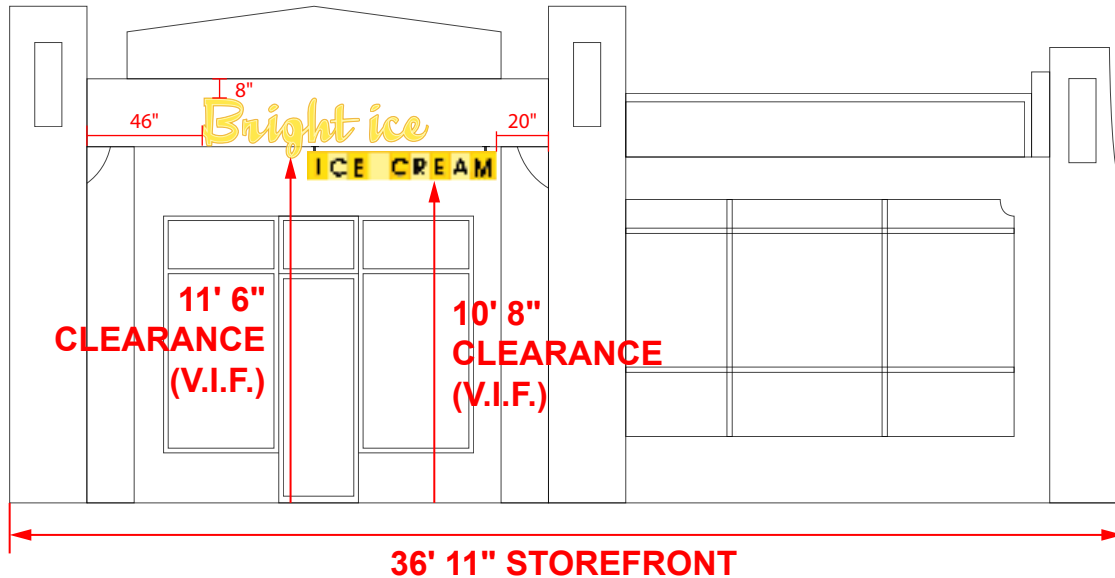
THIS SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE CODES. THIS INCLUDES THE PROPER GROUNDING AND BONDING OF THE SIGN. CONNECTS TO A MAXIMUM 20A BRANCH CIRCUIT USING A LIQUID-TIGHT HUB AND CONDUIT, THE WIRING LEADS CONNECT TO THE BRANCH CIRCUIT WITHIN A SUITABLE JUNCTION BOX, RATED FOR WET LOCATIONS. GREEN WIRE CONNECTS TO GROUND, BLACK WIRE CONNECTS TO HOT, AND WHITE WIRE CONNECTS TO NEUTRAL. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE. ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND APPROVED AS PER 2020 NEC 600.3 AND MARKED AS PER NEC 600.4. ALL SIGNS ARE TO BE GROUNDING AND BONDED PER NEC 600.7 AND 250.122. AN ELECTRICAL DISCONNECT WILL BE PROVIDED PER NEC 600.6. AND CONTROLLED BY TIMER / PHOTOCELL ALL WIRING INSIDE LETTERING WILL BE LOW VOLTAGE UNDER UL SIGN ACCESSORIES MANUAL (SAM) E242084, LISTED AND APPROVED AS PER 2020 NEC 600.3 AND MARKED PER NEC 600.4. PRIMARY ELECTRICAL SOURCE TO BE SUPPLIED BY CUSTOMER WITHIN SIX (6) FEET OF SIGN. ALL PRIMARY WIRING WILL BE #12 THWN. THIS SIGN IS A UL LISTED ASSEMBLY PER NEC 600.



1333 W. MICHIGAN ST.
ORLANDO, FL 32805

407.650.9939
WWW.LNJSIGNS.COM
WWW.LNJAWNINGS.COM

PLAN VIEW



BUILDING ELEVATION

SCALE: 1:76.4

COPY AREA SQFT CALCULATION	WALL SIGN: 15 SQ.FT
	HANGING SIGN: 6.375 SQ.FT

Wall Sign

- Open Face Channel Letters Flush Mounted to Wall
- Lighting: Traditional 6-8mm Neon in White
- Color/Finish: Marigold Yellow Painted Letters Outside and Inside Hanging Sign

Hanging Sign

- Front Lit Channel Logo with Vinyl Graphics
- Suspended from Overhang
- Internal White LEDs

MARIGOLD YELLOW 2155-30
ON PAINTED SURFACES
(VINYL PRINTS WILL MATCH)

PRE-ENGINEERED CHANNEL LETTERS

FRONT LIT CHANNEL LETTER AND HANGING SIGN

SIGN SPECIFICATIONS:

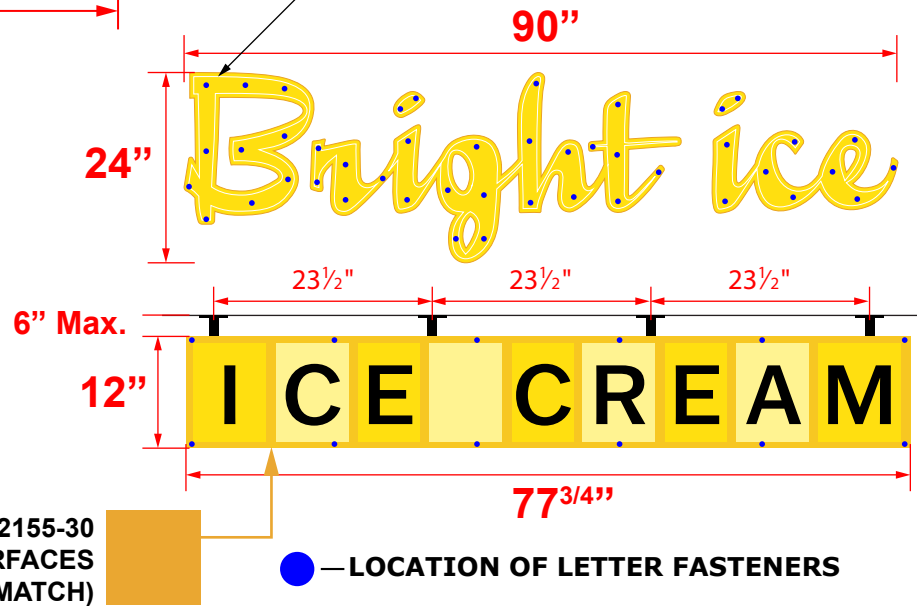


- S1. Pan Head Tek Screws - Min. 4 Per Letter
- S2. Acrylic Sign Face
- S3. Trim Cap Fastened to Letter Can Sidewall
- S4. (See Attachment Schedule For Wall Type Anchor And Fastener Layout For Anchor Locations) ①
- S5. 0.063 Aluminum Sidewalls and Backing
- S6. Drain Hole
- S7. 3/4"x3/4"x1/8" Aluminum Tubes Telescopic Welded to 4"x4"x1/4" Mounting Plates
- S8. Telescopic Weld to 2"x2"x1/8" Angle and Angle Welded to Inside of Sign Box

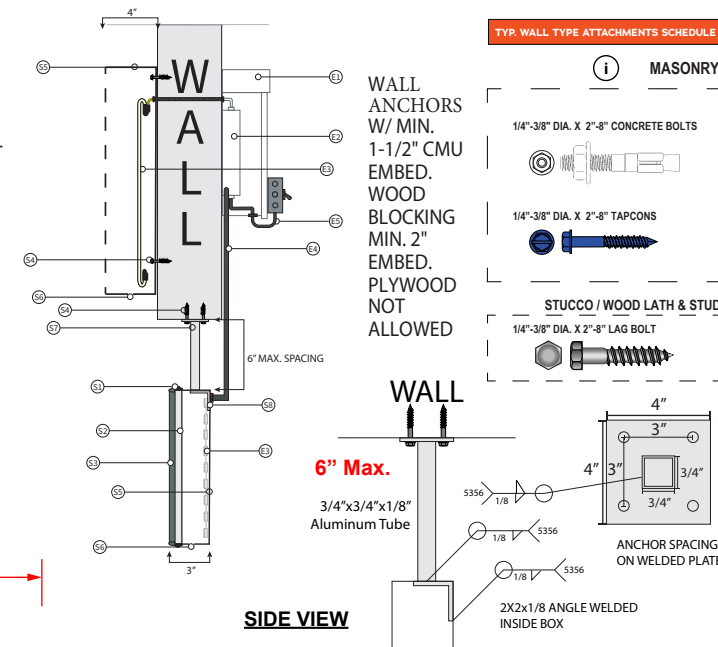
- E1. Neon/LED Driver Enclosure
- E2. Neon Transformer/LED Power Supply
- E3. Traditional Neon Tubing/Led Modules
- E4. Conduit from Driver Box to J-Box
- E5. J-Box with Switch (Means of Disconnect)

ALL STRUCTURAL ALUM. TO BE 6061-T6

WHITE TRADITIONAL NEON TUBING



BRIGHT ICE ICE CREAM



NIGHT VIEW



ELECTRICAL DISCLAIMER

Power must be provided by customer unless otherwise specified in writing. Access to back side of fascia is required for installation. Each sign location must have:

1. Primary Electrical of 120V 20Amp Dedicated Circuit
2. J-Box Installed within 6ft of Sign

Otherwise, customer is responsible for the power connection to the sign.

UL LISTED E321985 UL 48 ELECTRIC SIGNS

SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE

1212 FLORIDA AVE S, LAKELAND, FL 32720

BRIGHT ICE ICE CREAM

JAMES D. WELLS, JR., P.E.
PROFESSIONAL ENGINEER NO. 53616

J & L WELLS CONSULTING LLC
1453 ARBITUS CIRCLE
OVIEDO, FL 32765
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NOMINAL DESIGN WIND SPEED, VASD = 108 MPH
BUILDING RISK CATEGORY = II
WIND EXPOSURE CATEGORY = C
EXTERNAL PRESSURE COEFFICIENT, GCN = -1.1 / +1.0
ASD DESIGN PRESSURE: -27.2 PSF / +24.7 PSF

NOTE: ELECTRICAL DETAILS SHOWN ARE RESPONSIBILITY OF ELECTRICAL CONTRACTOR. SIGN STRUCTURAL ENGINEER DID NOT REVIEW AND IS NOT PART OF STRUCTURAL ENGINEER'S SCOPE.



LISTED
E321985
UL 48 ELECTRIC SIGNS

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EC13002060

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**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
November 21, 2024**

Project #	HPB24-221
Project Type	New Multi-Family Construction
Property Address	1031 E. Lime Street
Historic District; FMSF#	Biltmore-Cumberland Historic District; N/A
Owner/Applicant	Hulbert Homes Inc.
Zoning; Context District; Future Land Use; SPI	RB-1; Urban Neighborhood Residential Medium
Existing Use	Vacant
Adjacent Properties	Residential, Commercial
Previous Approvals	N/A

REQUEST

The Applicant requests Final Approval for the new construction of a two-story, single-family attached residential building on the subject property with two dwelling units.

SUMMARY OF BACKGROUND INFORMATION

The subject property is located in the Biltmore-Cumberland Historic District and consists of one platted lot of record (Biltmore Park Subdivision, Block 1, Lot 3) with a total area of 0.24 acres; this lot is currently undeveloped. The property is zoned for two-family or “duplex” use.

The request proposes to construct a new two-story building containing two separate townhouse (single-family attached) units. Unit A will have 1,749 square feet of living area and Unit B will have 1,868 square feet of living area. Aesthetically, the building will feature a neo-traditional style reflecting Craftsman architectural elements, including a hipped and gabled roofline, exposed rafter tails, decorative knee brackets, porches supported by pairs of tapered columns, windows with simulated divided lite upper sashes, and glazed front doors with transoms. Additionally, each unit will have an integrated lanai on the rear elevation. Materials for the proposed building will consist of:

Scope	Material
Foundation	Painted, sand finish cementitious coating over concrete stem wall
Exterior Cladding	Painted fiber cement lap siding with a 6” exposure, with fiber cement staggered shingle siding in the gables
Trim	Painted fiber cement 4” trim
Windows	White vinyl single-hung sash and fixed
Doors	Glazed painted smooth vinyl
Porch Features	Brick veneer porch foundation and column bases; concrete floor; painted fiber cement columns; cast-in-place concrete steps.
Roof	Architectural asphalt shingles on 4/12 pitch roof; painted wood rafter tails; painted wood knee brackets
Fascia/Exposed eave	Painted wood fascia; painted beadboard fiber cement panel on eave
Exterior Paint Colors	Sherwin Williams paints. Body: Waterloo SW9141; Trim: Pure White SW7005. Accent: Stolen Kiss SW7586 (doors)

The site plan for the proposed project includes a varied front setback of approximately 17 feet and 19 feet from the property line, with interior side and rear setbacks that meet the City's Land Development Code requirements. Four paved parking spaces are provided at the rear of the subject property, accessible from a 12-foot-wide driveway connecting to E. Lime Street on the east side of the property. An enclosure for garbage and recycling bins is also proposed on the west side of the property.

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 Garden District Special Public Interest District regulations ("Garden District Regulations") also apply to this project.

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 4.6: New Residential Construction and Infill Development

- Ensure that Historic Buildings Remain the Central Focus: Carefully consider the historic context of the block and surrounding environment or historic district when designing a new structure. New construction should be distinguishable from historic structures without detracting from them.
- False Historicism/Conjectural History is Discouraged: Attempting to create an exact replica of historic styles for new construction blurs the distinction between old and new buildings and makes the architectural evolution of the historic district more difficult to interpret. While new construction within historic districts does not need to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- Contemporary Interpretations of Traditional Designs and Details May be Considered: When applied to a compatible building form, contemporary materials and architectural details can increase energy efficiency and provide visual interest while helping to convey the fact that the building is new.
- Materials should respect adjacent historic buildings.
- Details and Ornamentation: a new building should consider the amount, location and elaborateness of details and ornamentation on existing neighboring buildings in its design.
- Setback Guidelines: Single and multi-family structures should adhere to established setback distances on adjacent lots. Alignment of porches, projecting bays, entryways and other façade elements of infill development with adjacent historic structures.
- Orientation Guidelines: Orient front facades and entrances to the street. Building entrances, porches, and landings should have orientations that are consistent with other historic structures along the street.
- Massing and Scale Guidelines:

- Infill structures should have massing and scale conditions that are compatible with adjacent structures on the same block face.
- Structures should utilize design strategies to reduce the apparent scale of the primary façade to blend in with adjacent structures.
- Corner infill structures should acknowledge prominent locations with appropriate transitional or other massing gestures.
- Infill structures should be elevated a minimum of 21 inches above grade to promote visual interest, privacy and consistent building height zones along the street.
- The height-to-width ratio of an infill structure’s street-facing facade should be compatible with and maintain massing proportions established by adjacent historic structures.
- The height of walls, cornices, roofs, and chimneys on new infill structures should be compatible with existing building heights.
- Infill structures should be no more than one story higher or lower than adjacent buildings.
- All principal new buildings must have front porches or terraces that extend toward the street.
- Façade Proportion Guidelines: Infill structures that exhibit a minimum level of “diagrammatic compatibility” with historic buildings along the street. Façade compositions on infill structures that use design strategies to relate to historic façade patterns.
- Porch Column and Wall Opening Guidelines: Porch column and fenestration patterns that are coordinated to reflect a discernible order or regular window-bay definition. Porch column faces that are flush with the face of the beam or horizontal structural member above them. Porch columns that are appropriately scaled relative to the size of the beam above them.
- Window Guidelines
 - Windows should have vertical or square proportions.
 - Window design should be based on traditional types with the historic pane configurations.
 - Structures should incorporate window designs as a coordinated ensemble.
 - Windows should be constructed of wood, wood cladding or a synthetic material that resembles a traditional wood window.
 - When a simulated divided-lite appearance is used, the muntins (grid/grille) should be mounted to the exterior glass.

Sub-Chapter 4.7.2 Multi-Family Infill: Townhouses

- Townhouse structures located along a historic block face with up to four units are acceptable.
- Façades of townhouse structures in historic districts should have massing articulations such as window bays, projections, and recesses; a monolithic façade in scale and massing is not acceptable.
- Fenestration patterns on townhouse structures should have glazing percentages similar to adjacent historic structures.
- Townhouses should be no more than three stories in height.
- Townhouse structures should be aligned with adjacent building setbacks.

ANALYSIS:

Staff finds that the proposed townhouse building meets the Standards and Design Guidelines in terms of scale, massing, orientation, setbacks, fenestration size and alignment, materials, and compatible neo-traditional design aesthetic. The proposed building’s recesses and projections, cohesive mix of architectural features, and varied rooflines help soften the massing of the building. The front façade and primary doors of the building face E. Lime Street with appropriate front porches; however, the depth of each front porch needs to be increased to eight feet. Each unit is also articulated by traditional architectural features and a complementary exterior paint palette. The

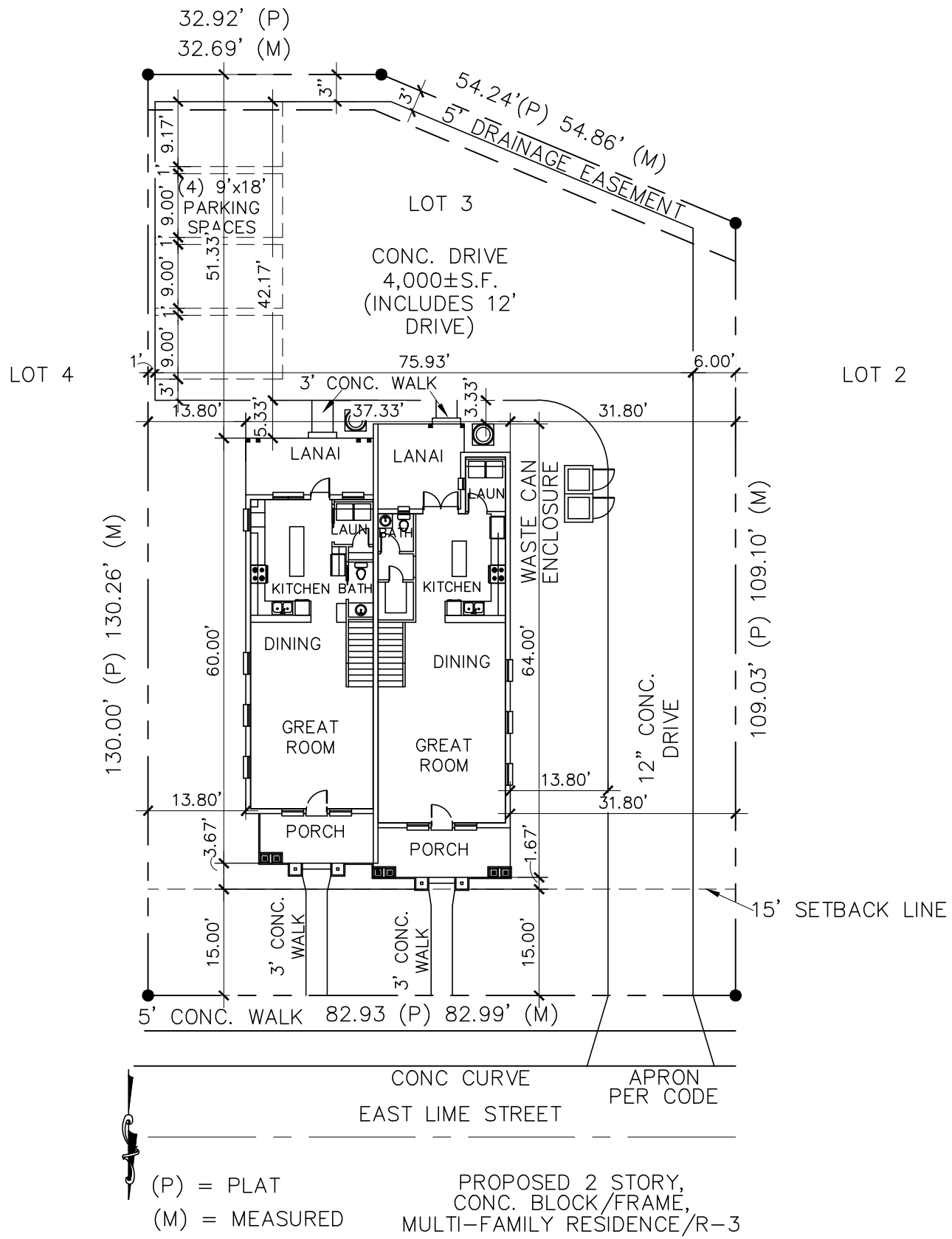
architectural ornamentation and details of the building are a contemporary interpretation of the Craftsman Bungalow architectural style widely found within the City’s residential historic districts and compatible with the historic buildings within the Biltmore-Cumberland Historic District. The overall height of the building is also consistent with the Design Guidelines. Finally, the building setbacks and the location of the parking area behind the building are appropriate and consistent with the Design Guidelines. While driveways are typically limited to 10 feet in width for single-family new construction within historic districts, the proposed 12-foot-wide driveway is acceptable for this duplex structure and entrance along a designated “main street” roadway (E. Lime Street).

STAFF RECOMMENDATION:

Final Approval for the proposed new townhouse building with the following conditions, to be reviewed by staff prior to permitting:

1. Windows must be recessed to provide a shadow line and have a traditional sill; muntins must be dimensional and mounted to the exterior glass.
2. Increase the depth of the front porches to 8 feet.
3. Increase the finished floor height to at least 21 inches above finish grade.
4. Ensure that the front porch column capitals are properly aligned with the upper beams.

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



Site Plan

1" = 20'-0"



FINAL FOR REVIEW
1 OCT 2024



EXTERIOR LATH, KEEP, & WATER RESISTIVE BARRIER NOTES:

- EXTERIOR PLASTER, INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE W/ ASTM C 926 & ASTM C 1063 & THEIR PROVISIONS OF THIS CODE.
- LATH, ALL LATH & LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED W/ 1-1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11MM) HEAD, OR 7/8-INCH LONG (22.2MM), 16 GAGE STAPLES, SPACED AT NO MORE THAN 6" (152 MM), OR AS OTHERWISE APPROVED.
- PLASTER, PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN 3 COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH & SHALL BE NOT LESS THAN 2 COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R311) OR GYPSUM BACKING IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY 2 COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R102.1(i). THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE.
- KEEP SCREENS: A MIN. 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT KEEP SCREED OR PLASTIC KEEP SCREED, WITH A MIN. VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE W/ ASTM C 926. THE KEEP SCREED SHALL BE PLACED A MIN. OF 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS & SHALL BE OF A TYPE OF THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER & TERMINATE ON THE ATTACHMENT FLANGE OF THE KEEP SCREED.
- WATER-RESISTIVE BARRIERS: WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R403.2 & WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER W/ A PERFORMANCE AT LEAST EQUIVALENT TO 2 LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS FLANS & ANY FLASHING (INSTALLED IN ACCORDANCE W/ SECTION R103.2) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.
EXCEPTION: WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60-MINUTE GRADE D PAPER & IS SEPARATED FROM THE STUCCO BY AN INTERVENING, SUBSTANTIALLY NON-WATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.

REVISIONS	BY

ENGINEER OF RECORD:
ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS
1805 E. EGGERS BLVD., SUITE 100, LAKELAND, FLORIDA 33805
PHONE: 888-644-3600 FAX: 888-644-4557
STATE OF FLORIDA CERT. OF AUTHORIZATION # EB3347
RICHARD L. KIDDEY, P.E. - FLORIDA LICENSE # 97196

Duplex
0 Lime St, Lakeland, FL 33801
Front & Rear Elevations

Hulbert Homes, Inc.
PHONE: 863-647-5815
FAX: 644-1125

DRAWN BY SDF
DATE CHECKED
DATE 26 SEP 2024
SCALE AS NOTED
SHEET 4
OF 8 SHEETS
PAPER SIZE 24"x36"

- DESIGN LOADS:
- Design conforms with Florida Bldg. Code 8th Edition (2023) (Building & Residential) Design Criteria for 140MPH Wind Forces Per ASCE/SEI 7-22 Minimum Design Loads For Buildings & Other Structures.
 - Wood: No. 2 Grade Southern Pine Or Better
 - Risk Category II
 - MNFRS Chapters 26 Thru 29
 - Chap. 30: Components/Cladding (C1 C) Part 1: Low Rise Building
Doors & Windows: 47 PSF
Garage Door: +18.5/-20.9
 - Internal Pressure Coefficient: + 0.18
 - Exposure 'B'
 - Residential Category R3

NOTE: DIMENSION SIZES ARE APPROXIMATE. Dimensions are from inside masonry and framing, rounded up to the nearest inch. Masonry walls = 8". Frame walls = 4". Address, framing, drywall, insulation and accessories are not included in dimensions. Detail Coord. 2024.09.26 for 2024.09.26.01



Left Elevation
1/4" = 1'-0"

DECORATIVE
CEMENTITIOUS
FINISH
NOTE: EXTERIOR FINISH
FOR MASONRY WALLS TO
COMPLY WASTM C426

FINAL FOR REVIEW
1 OCT 2024



Right Elevation
1/4" = 1'-0"

DECORATIVE
CEMENTITIOUS
FINISH
NOTE: EXTERIOR FINISH
FOR MASONRY WALLS TO
COMPLY WASTM C426

REVISIONS	BY

ENGINEER OF RECORD:
ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS
1805 E. EGGLESTON BLVD., SUITE 200
ORLANDO, FLORIDA 32805
PHONE: 888-999-8400 FAX: 407-944-4555
STATE OF FLORIDA CERT. OF AUTHORIZATION # EB0347
RICHARD L. KIDDEY, P.E. - FLORIDA LICENSE # 97196

Duplex
0 Lime St, Lakeland, FL 33801
Left & Right Elevations

Hulbert Homes, Inc.
PHONE: 888-647-5815
FAX: 844-1125

DRAWN BY
SDF
DATE CHECKED
DATE
26 SEP 2024
SCALE
AS NOTED
SHEET
5
OF 9 SHEETS
PAPER SIZE
24"x36"

- DESIGN LOADS:**
- Design conforms with Florida Bldg. Code 9th Edition (2023) (Building & Residential) Design Criteria for 140MPH Wind Forces For Buildings & Other Structures
 - Wood: No. 2 Grade Southern Pine Or Better
 - Risk Category II
 - MFRS Chapters 26 Thru 24
 - Part 1: Low Rise Building Doors & Windows: 47 PSF @ Garage Door: +10.5/-20.9
 - Internal Pressure Coefficient: 1.0/1.8
 - Exposure 'B'
 - Residential Category R3

NOTE: WINDOW SIZES ARE APPROXIMATE. Dimensions are from inside masonry and framing, rounded up to the nearest inch. Masonry walls = 8". Frame walls = 4". All other framing, drywall, insulation and fasteners are per code. Included in dimensions. All other dimensions are per code. All other dimensions are per code.

0 E Lime Street Proposed Materials List: 24-28-19-218000-001030

1. **FOUNDATION:** PAINTED, SAND FINISH, CEMENTITIOUS COATING OVER CONCRETE MASONRY UNIT STEMWALL.
2. **EXTERIOR WALL CLADDING:** PAINTED FIBER CEMENT 6" HARDIE BOARD SIDING. (GABLES: PAINTED FIBER CEMENT HARDIE SHINGLE STAGGERED EDGE PANEL)

Hardie: Waterloo SW9141

SW 9141
Sherwin Williams
Waterloo



3. **ARCHITECTURAL FEATURES: BRACKETS:** PAINTED WOOD;
 - **PORCH FOUNDATION AND COLUMN BASES:** BRICK VENEER
 - **PORCH COLUMNS:** PAINTED CEMENT FIBER HARDIE PANEL AND HARDIE TRIM.

Brick: Henry Brick Market Street



Pure White SW7005

SW 7005
Pure White

4. TRIM:

- **WINDOWS:** 4" PAINTED HARDIE TRIM
- **DOORS:** 4" PAINTED HARDIE TRIM
- **CORNER BOARDS:** 4" PAINTED HARDIE TRIM

- 5. WINDOWS:** SINGLE HUNG, DOUBLE PANE, INSULATED, CLEAR, LOW-E, WHITE VINYL FRAMES, SCREENS ON ALL OPERABLE WINDOWS. SEE PAGE 1 – 1ST FLOOR PLAN FOR WINDOW SCHEDULE.



- 6. MUNTINS:** 11/6" WIDE WHITE VINYL SIMULATED DIVIDED LITE.

- 7. MULLIONS:** PAINTED CEMENT FIBER HARDIE TRIM.

- 8. DOORS, TRANSOMS & SIDELIGHTS:** GLAZED, PAINTED, SMOOTH VINYL. SEE ELEVATIONS ON SHEETS 4 And 5 FOR CONFIGURATIONS. CRAFTSMAN STYLE.

Front & Back Door Stolen Kiss SW7586

SW 7586
Stolen Kiss
Interior / Exterior
Location Number: 275-C1

9. **PORCH COLUMNS:** PAINTED CEMENT FIBER HARDIE PANEL AND HARDIE TRIM

10. **PORCH FLOORING:** CONCRETE SLAB

11. **PORCH SIZES:**

UNIT A: FRONT: 16'-4" x 7'

REAR: 18'-4" X 8'

UNIT B: FRONT: 18'-8" x 7'

REAR: 12'-6" X 12'

UNIT C: FRONT: 16'-4" x 7'

REAR: 18'-4" X 8'

12. **PORCH STEPS:** SEE PLANS & ELEVATIONS FOR CONFIGURATION.

- FRONT STEPS: CAST-IN-PLACE CONCRETE

- REAR STEPS: CAST-IN-PLACE CONCRETE

13. **ROOF:** 19/32 CDX PLYWOOD SHEATHING

30-YEAR WARRANTED ARITECHTUAL STYLE ASPHALT SHINGLES

Landmark Charcoal Black Shingles



Shake shingles above front & back door

SW 9141
Sherwin Williams
Waterloo

14. **SOFFIT & FASCIA:** White/White

- SOFFIT: PAINTED, BEADBOARD FIBER CEMENT HARDIE PANEL

- FASCIA: PAINTED NOMINAL 2" X 6" P.T. WOOD



