

#### **AGENDA**

#### HISTORIC PRESERVATION BOARD Lakeland City Hall, City Commission Chambers December 19, 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: <a href="mailto:ADASpecialist@lakelandgov.net">ADASpecialist@lakelandgov.net</a>. If hearing impaired, please contact the TDD numbers: Local – (863) 834-8333 or 1-800-955-8771 (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number 1-800-955-8770 (VOICE), for assistance.

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

- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the November 21, 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\*
  - B. Staff Update on Historic Districts Resurvey Project, Phase 2.
- 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, November 21, 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, Natalie Oldenkamp, Chris Olson, Michael Porter, MeLynda Rinker and Britney Wilson were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant, and Alex Landback, Assistant City Attorney, were also present.

#### I. Call to Order and Determination of a Quorum

Chair Dr. Bruce Anderson called the Thursday, November 21, 2024 meeting of the Historic Preservation Board ("Board") to order at 8:30 a.m. A quorum was reached, as seven Board members were present. 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 October 24, 2024 meeting minutes as presented. Ms. Natalie Oldenkamp seconded the motion. The motion passed 7—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. 716 College Street
  - vii. 748 College Street
  - viii. 701 N. Florida Avenue\*
- IV. New Business: NONE
- V. Adjourn for Design Review Committee.

The meeting adjourned at 8:36 a.m.	
Chair, Historic Preservation Board	Senior Planner, Historic Preservation



#### **AGENDA**

## DESIGN REVIEW COMMITTEE Lakeland City Hall, City Commission Chambers December 19, 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: <a href="mailto:ADASpecialist@lakelandgov.net">ADASpecialist@lakelandgov.net</a>. If hearing impaired, please contact the TDD numbers: Local – (863) 834-8333 or 1-800-955-8771 (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number 1-800-955-8770 (VOICE), for assistance.

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

- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the November 21, 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>HPB24-248 215 Hiawatha Trail</u> Final Approval requested for the demolition of the existing garage and breezeway and replacement with a new building addition. Owner/Applicant: Thomas and Susan Rogers.
- V. Other Business: NONE
- VI. Adjournment.

#### **MINUTES**

#### DESIGN REVIEW COMMITTEE

City Commission Chambers

Thursday, November 21, 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, Michael Porter, MeLynda 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 Michael Porter at 8:36 a.m. The Committee roll call was performed and a quorum was present.

#### II. Review and Approval of the Previous Meeting Minutes

Ms. MeLynda Rinker stated the her name was misspelled in the previous minutes. Ms. MeLynda Rinker motioned to approve the October 3, 2024 and the October 24, 2024 meeting minutes as corrected. Mr. Chris Olson seconded the motion. The motion passed 6—0.

#### III. Review of Certificates of Review administratively approved.

A list of fourteen (14) administratively approved Certificate of Review projects covering the period 10/17/24-11/12/24 was included with the agenda packet. Ms. Foster provided the Board with updates on some of the items on the 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. <u>HPB24-212 1200 S. Florida Avenue</u> 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.

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 at the southeast corner of S. Florida Avenue and E. Belmar Street and consists of one parcel 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.

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.

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.

Ms. Foster stated that the request was evaluated using Secretary's of the Interior's Standards #9, #10, Chapter 4 of the Design Guidelines for Historic Properties and Chapter VI of the Dixieland CRA Commercial Corridor Design Guidelines. Staff finds that the requested wall sign meets the placement, scale, design, size, and internal lighting requirements of the Design Guidelines and Sign Standards.

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

Chair Porter asked if the Applicant had any additional comments or questions. Ms. Gisselle Gonzalez, representing the applicant, 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. (B. Anderson/N. Oldenkamp, 6—0)

C. <u>HPB24-221 – 1031 E. Lime Street</u> – Final Approval requested for the new construction of a single-family attached building at this address. Owner/Applicant: Hulbert Homes 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 in the Biltmore-Cumberland Historic District and consists of one platted lot 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 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:

- Painted, sand finish cementitious coating over concrete stem wall foundation.
- Painted fiber cement lap siding with a 6" exposure, with fiber cement staggered shingle siding in the gables.
- Painted fiber cement 4" trim.
- White vinyl single-hung sash and fixed windows.
- Glazed painted smooth vinyl doors.
- Brick veneer porch foundation and column bases; concrete floor; painted fiber cement columns; and cast-in-place concrete steps.
- Architectural asphalt shingles on 4/12 pitch roof; painted wood rafter tails; and painted wood knee brackets.
- Painted wood fascia with a painted beadboard fiber cement panel installed in the eaves
- Sherwin Williams paints for exterior with the paint colors as listed.

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-feet-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.

Ms. Foster stated that the request was evaluated using Secretary's Standards #9, #10 and Chapter 4 of the Design Guidelines for Historic Properties. 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-feet-wide driveway is acceptable for this duplex structure and entrance along a designated "main street" roadway (E. Lime Street).

Ms. Foster stated that staff recommends 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.

Chair Porter asked if the Applicant had any additional comments or questions. Ms. Megan Ray, representing the applicant, was present in support of the request. She stated that she agrees with staff's recommendation.

There were no public comments.

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

- V. Other Business: NONE
- VI. Adjournment: There being no further business, the meeting was adjourned at 9:07 a.m.

Chair, Design Review Committee Senior Planner, Historic Preservation

#### Certificates of Review - Minor

**iMS** 

Date Approved from 11/13/2024 to 12/13/2024

Number Location

Description Milestone Approved

Historic Preservation (23)

Minor Review (23)

HPB24-217 Certificate of Review Issued 11/18/24

622 INGRAHAM AVE S, LAKELAND, FL 33801

Replacement of the existing concrete ribbon driveway with a new concrete ribbon driveway (same location), along with installation of an extension ribbon driveway beyond the porte cochere and a solid concrete parking pad at the rear of the property.

941 SUCCESS AVE, LAKELAND, FL 33803

Replace 6 historic wood double-hung sash windows on the north side elevation (AMI Model 3001 vinyl DHS with Prairie style muntins installed on the exterior glass, FL#11720.9) and 1 door on the rear elevation (ThermaTru fiberglass full lite door (FL#20461.11), size for size.

HPB24-220 Certificate of Review Issued 12/04/24

1105 HARTSELL AVE, LAKELAND, FL 33803

Installation of 52 linear feet of 6 ft. tall wood board-on-board fence in portion of rear and side yards of subject property.

HPB24-231 Certificate of Review Issued with Conditions 11/19/24

725 SIKES BLVD, LAKELAND, FL 33815

Replace non-historic windows, size for size with Simonton vinyl slider (FL#5179.4), double-hung sash (FL#5167.1), and picture (FL#5177.2) windows.

HPB24-237 Certificate of Review Issued 11/18/24

1115 JOSEPHINE ST, Lakeland, FL 33815

36' X 22' Screen and aluminum pool enclosure on existing slab in the rear yard of the subject property.

<u>HPB24-238</u> Certificate of Review Issued with Conditions 11/19/24

918 SOUTH BLVD, LAKELAND, FL 33803

Replace 2 windows & 2 doors size for size. Old windows are aluminum - broken beyond repair and will not open. New windows are vinyl (Simonton SHS Series 43-06/43-17, FL#5414.4 and Simonton Fixed Series 07-09/07-10/07-20, FL#5177.1). Doors are also broken beyond repair - new doors are fiberglass (ThermaTru opaque and quarter lite, FL#20461.1).

HPB24-240 Certificate of Review Issued 11/14/24

715 MISSOURI AVE S, LAKELAND, FL 33815

Replace existing concrete block fence at the rear of the property courtyard that was permanently damaged by Hurricane Milton/fallen tree with a black aluminum fence and gate. 13' of fencing on each side of the paved sidewalk (26' total) will be replaced with 4'H x 6'W black aluminum fence panels and a 4'x4' gate.

HPB24-242 Certificate of Review Issued 11/15/24

723 MISSOURI AVE S, LAKELAND, FL 33815

Replace some of the wooden fence that was destroyed by Hurricane Milton. 6 ft. tall wood fence in the side and rear yards.

<u>HPB24-243</u> Certificate of Review Issued 11/19/24

708 FRANK LLOYD WRIGHT WAY, LAKELAND, FL 33803

Replace existing front door with a ThermaTru glazed (full lite) fiberglass door (FL#20461.12.

HPB24-244 Certificate of Review Issued 11/19/24

938 SUCCESS AVE, LAKELAND, FL 33803

Demolition of shed in back yard of subject property.

1 of 3 Created:

Intuitive Municipal Solutions, LLC

#### Certificates of Review - Minor

**iMS** 

Date Approved from 11/13/2024 to 12/13/2024

Number

Location

Description Milestone Approved

Historic Preservation (23)

Minor Review (23) HPB24-245

Certificate of Review Issued with Conditions

11/20/24

1061 SUCCESS AVE, LAKELAND, FL 33803

Existing windows are severely deteriorated. Replacement of 48 wood double-hung sash windows with colonial muntins (4/4 and 6/6 pattern), matching existing opening size, with ViWintech series SL 2100 single-hung sash vinyl windows (FL#17134). Replacement of the balcony casement wood window with Colonial muntins with a 8200 Series vinyl horizontal slider window matching opening size and with custom external grids (FL#4092.2).

<u>HPB24-246</u> Certificate of Review Issued 11/22/24

721 PALMETTO ST E, LAKELAND, FL 33801

3.75 SF oval aluminum hanging sign for Balanced Health and Wellness business. Attached to bracket provided by property owner.

HPB24-249 Certificate of Review Issued 12/03/24

832 CLAYTON AVE S, LAKELAND, FL 33801

Removal of an existing 72" w x 80" h door and sidelights on the south side of the two-story building addition at the rear of the subject house. Enclosing opening with material to match the exterior wall finish at door location.

HPB24-250 Certificate of Review Issued 12/04/24

723 PALMETTO ST E, LAKELAND, FL 33801

Metal oval sign, approx. 1.5ft x 2.5ft, flat sign with lettered logo on both sides. Sign is hanging from existing bracket over front door of

HPB24-253 Certificate of Review Issued with Conditions 12/12/24

838 LIME ST E, LAKELAND, FL 33801

Replacement of 13 historic windows that were deteriorated beyond repair with Jeld-Wen vinyl single-hung sash windows (FL#14104.R24). Enclosure of one window opening on the rear elevation. Replacement of wood siding on the bump-out area on west side elevation with wood siding to match the exposure, dimension and profile of the original wood siding.

HPB24-254 Certificate of Review Issued 12/04/24

1212 FLORIDA AVE S, LAKELAND, FL 33803

Face change on existing hybrid monument sign for new tenant. Non-illuminated face change to existing sign ACM (aluminum composite material) with digitally printed graphics installed. 37.5" height x 55' length x 3" depth overall size matching existing size.

HPB24-255 Certificate of Review Issued 12/09/24

800 PALMETTO ST E, LAKELAND, FL 33801

New wall mounted sign for The Ashley Gibson Barnett Museum of Art at Florida Southern College. The wall sign proposed is white, aluminum, non-illuminated lettering. The length of the sign is 105.98 inches, the height of the sign is 58.01 inches for a total size of 42.7 square feet.

HPB24-258 Certificate of Review Issued with Conditions 12/06/24

940 LEXINGTON ST, LAKELAND, FL 33801

Replace single bathroom window on side elevation of house to match existing one over one, obscured, black exterior, vinyl frame, single hung, size for size. (FL# 14095-R12)

HPB24-259 Certificate of Review Issued 12/06/24

425 BEACON RD W, LAKELAND, FL 33803

REPLACE (1) DOOR UNIT (SIZE/SIZE) NO GLASS & ON BACK OF HOME.

Intuitive Municipal Solutions, LLC

2 of 3 Created:

#### iMS

#### Certificates of Review - Minor

Date Approved from 11/13/2024 to 12/13/2024

Number		
Location	Milastona	A
Description Historic Preservation (23)	Milestone	Approved
Minor Review (23)		
HPB24-260	Certificate of Review Issued	12/12/24
812 HANCOCK ST W, LAKELAND, FL 33803		
27 Square Feet - Re-roof From shingles to standing seam metal roof	f (FL#25923.02)	
HPB24-261	Certificate of Review Issued	12/10/24
801 CLAYTON AVE S, LAKELAND, FL 33801	Gertificate of Review issued	12/ 10/ 24
Installation of a new 6-lite fiberglass door on the rear elevation of	subject house (FL#18582-1)	
<b>V</b>	•	
<u>HPB24-262</u>	Certificate of Review Issued	12/10/24
506 BELMAR ST W, LAKELAND, FL 33803		
Installation of a 6 X 10 wood-framed shed with gabled roof purchas	ed from TuffShed.	
HPB24-264	Certificate of Review Issued	12/12/24
1022 SUCCESS AVE, LAKELAND, FL 33803		
10' wide by 120' long concrete drive and new driveway apron with 3	B' wide flares on the north side of the subject pro	operty.
3 1	· .	

**Total Planning Projects Approved: 23** 

Intuitive Municipal Solutions, LLC 3 of 3

Created:



# HISTORIC PRESERVATION BOARD DESIGN REVIEW COMMITTEE STAFF REPORT December 19, 2024

Project #	HPB24-248
Address; Historic Name	215 Hiawatha Trail; Lipscomb-Templin House (FMSF#PO2655, 1991)
Owner/Applicant	Thomas and Susan Rogers
Project Type	Building Addition
Historic District; FMSF#	Beacon Hill Historic District; #PO2655
Zoning; Future Land Use;	RA-1; Residential Medium
Context District; SPI	Urban Neighborhood
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	Side porch addition, 2/26/2007 (2007-036)

#### **REQUEST**

The Applicant requests Final Approval to demolish the existing garage structure and breezeway connecting the garage to the house and construct an addition onto the rear elevation of the house.

#### **SUMMARY OF BACKGROUND INFORMATION**

The subject property is a corner lot (Beacon Hill Subdivision, Block 4, Lots 11 and 12) consisting of 0.54 acres. On this property is a one and a half story, single-family house, which is a contributing building in the Beacon Hill Historic District. Built in 1935 in the Tudor Revival architectural style, this house has an irregular plan and is of masonry construction. Its exterior walls are clad in running bond brick and stone, and the steeply pitched roof features multiple gable and hip components, along with a prominent chimney. The front entry and several openings on the enclosed side porch consist of arched entries. Most of the windows feature six-over-six Colonial style muntins along with a group of three diamond-paned leaded glass casements. At the rear of the house is a brick garage structure, connected to the house by an enclosed breezeway.

The Applicant's request proposes to demolish the existing garage and breezeway on the rear elevation of the house and construct a replacement addition of approximately 2,244 square feet. The new addition will have 1,348 square feet of conditioned space and 896 square feet of garage space. The addition will consist of two bedrooms, two bathrooms, a laundry room, and a new enclosed breezeway. The Applicants intend to salvage as much brick as possible from the existing garage to reuse in the construction of the new addition. The design and materials for the addition are intended to match the existing house, and include:

Scope	Material
Foundation	Concrete slab tied into existing foundation
Exterior Cladding	Brick and fiber cement shingles
Windows	Single- or double-hung sash wood clad windows with a six-over-six lite and multi-lite
	configurations to match the existing windows on the house
Doors	Wood doors
Roof	Architectural shingles to match existing roofing
Fascia/Soffit	Material TBD; fascia and soffit to match existing

The site plan for the proposed addition shows building setbacks that comply with the Urban Form Standards in the Land Development Code. Not shown on the site plan is a planned gravel driveway to be placed on the north side of the property, coming off of Comanche Trail and curving to the garage door.

#### **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, Article 11: Historic Preservation Standards.

The following *Standards* apply to this project:

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

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

The following *Design Guidelines* apply to this project: Chapter 4: Historical Development Patterns and New Construction Sub-Chapter 4.5: Additions

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

#### **ANALYSIS:**

In evaluating the request with the Standards, staff finds the requested addition does not disturb the spatial relationships that characterize the house, and the essential form and integrity of the subject house is maintained. Additionally, the new addition is differentiated from the house by its subordinate massing and shingle siding while continuing the Tudor Revival style through its fenestration, brick cladding, and frieze.

In evaluating the request with the Design Guidelines, the materials of the proposed addition reflect the materials of the existing house and meet the intent of the Design Guidelines. The design of the proposed addition's

windows, doors, wall cladding, frieze, and roof pitch and form is consistent with the Tudor Revival style of the subject house. Furthermore, the addition is appropriately placed on the rear elevation of the house.

Finally, the building setbacks for the new addition meet the requirements of the Land Development Code's Urban Form Standards.

#### **STAFF RECOMMENDATION:**

Final Approval of the request with the following condition, to be reviewed and approved by staff prior to the issuance of a building permit:

1. Windows shall be recessed to provide a shadow line and window muntins shall be dimensional and mounted to the exterior glass.

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

Liaison to the Historic Preservation Board















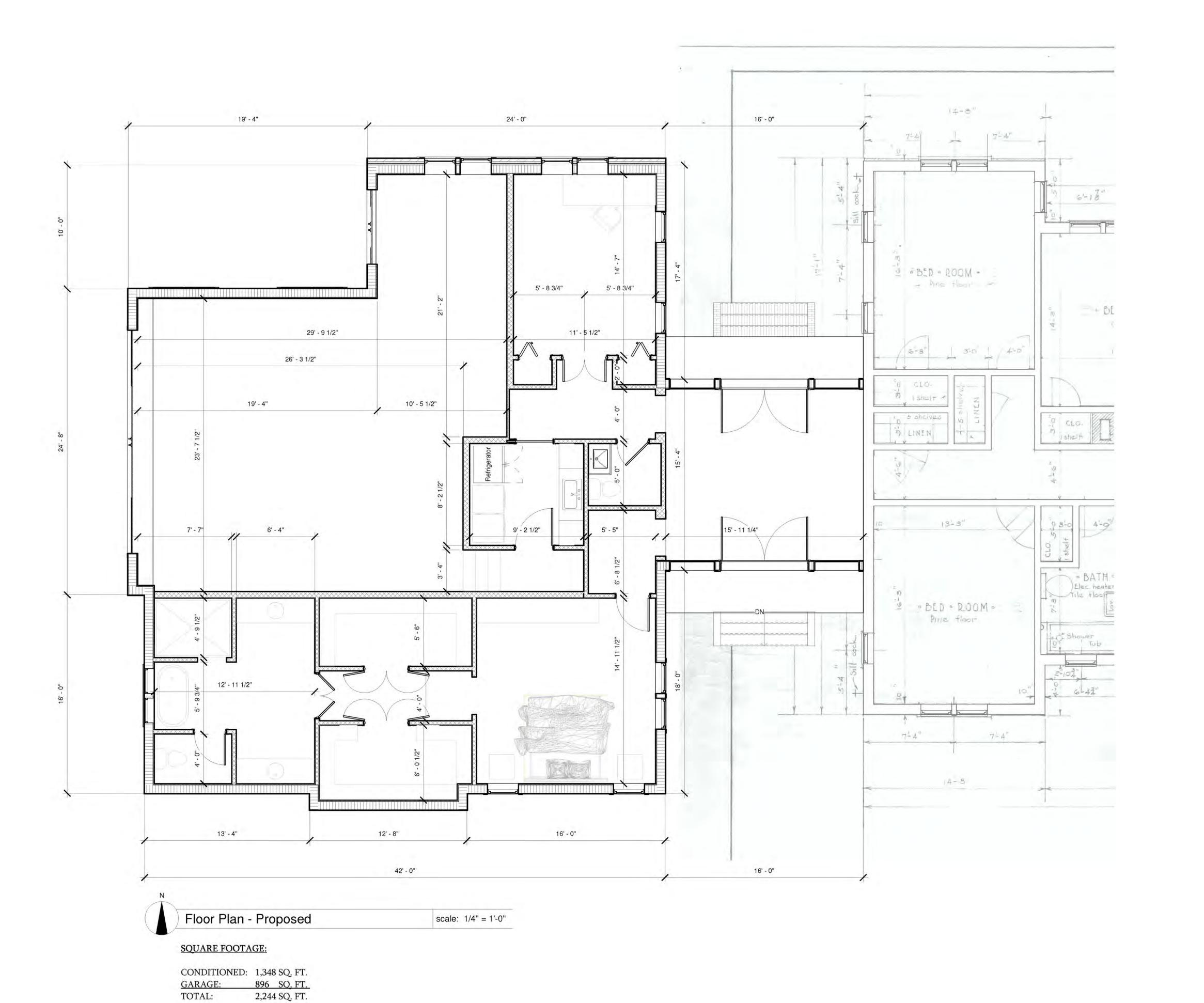












Not For Construction

Rogers Addition 215 Hiawatha Trail Lakeland, FL 33803



### Marlon Lynn Architect, PA

212 East Pine Street
Lakeland, FL 33801
P: 863.802.5966
marlon@marlonlynn.com
https://marlonlynn.com/



This item has been electronically signed and sealed by Marlon D. Lynn using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Project num Date	ject number 2403 e 09/15/202	
No.	Description	Date

FLOOR PLAN

SCH1.11

# (40. RIGHT.OF. WAY) PAYEMENT WIDTH VARIES CONTACHE TRAIL (4) 'ET. CB1 (M) ' JC. CB1 .W"0'000.2 4 CHAIN LINKE 0.3'5.3 0.1'W 31' - 7 1/2" PROPOSED SETBACK EXISTING RESIDENCE TO REMAIN PROPOSED ADDITION 11 111 71 11 112 N Ce BEICK 7. CHAIN LINKF (N).06.99 . 3..0.00 N

Not For Construction

Rogers Addition 215 Hiawatha Trail Lakeland, FL 33803



Marlon Lynn
Architect, PA

212 East Pine Street
Lakeland, FL 33801
P: 863.802.5966
marlon@marlonlynn.com
https://marlonlynn.com/



This item has been electronically signed and sealed by Marlon D. Lynn using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Project number		240	
Date		09/15/202	
No.	Description	Date	

SITE PLAN

SCH1.14