



AGENDA
HISTORIC PRESERVATION BOARD
Lakeland City Hall, City Commission Chambers
June 26, 2025, 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 May 22, 2025 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
 - B. HPB Annual Review immediately following Design Review Committee meeting (postponed from May 22, 2025)
- 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, May 22, 2025

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; Tracey Downey, Ricardo Jimenez, Natalie Oldenkamp, Cesar Perez, and Michael Porter were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant, and Katie Prenoveau, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

Acting Chair Mr. Michael Porter called the Thursday, May 22, 2025 meeting of the Historic Preservation Board ("Board") to order at 8:35 a.m. A quorum was reached, as five Board members were present.

II. Review and Approval of Previous Meeting Minutes

Ms. Natalie Oldenkamp motioned to approve the April 24, 2025 meeting minutes as presented. Mr. Cesar Perez seconded the motion. The motion passed 5—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

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

B. Board reminders for upcoming Historic Preservation Month activities:

- i. Historic Preservation Month Proclamation, May 5th, City Commission Chambers
- ii. Annual Historic Preservation Awards, May 7th, Polk Theatre
- iii. HPB Annual Review following HPB/DRC meeting, May 22nd. The HPB Annual Review was postponed to the June HPB/DRC meeting.
- iv. Discover Your House History Workshop, May 29th at 5:30pm, Lakeland History Room, Lakeland Public Library

I. New Business:

- A. Welcome New Board Member Tracey Downey. Staff and the Board welcomed Ms. Downey.
- B. Staff recommendation to appoint Cesar Perez to the Design Review Committee. Ms.

Natalie Oldenkamp made a motion to appoint Cesar Perez to the Design Review Committee. Mr. Ricardo Jimenez seconded the motion and it passed 5—0.

IV. **Adjourn for Design Review Committee.**

The meeting adjourned at 8:42 a.m.

Chair, Historic Preservation Board

Senior Planner, Historic Preservation



AGENDA
DESIGN REVIEW COMMITTEE
Lakeland City Hall, City Commission Chambers
June 26, 2025
immediately following the Historic Preservation Board Meeting

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

- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the May 22, 2025 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. [**HPB25-093 – 155 Lake Morton Drive**](#) – Final Approval requested to modify three window openings on the house at this address to accommodate a new outdoor patio area. Owner: Ms. Katherine Schichtel. Applicant: Mr. Dan Fowler.
 - C. [**HPB25-109 – 1137 Dorothy Street**](#) – Final Approval requested to construct a new single-family house at this address. Owner: Mr. William R. Noah. Applicant: Trotter Construction LLC.
- V. Other Business: NONE
- VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE

City Commission Chambers

Thursday, May 22, 2025

(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; Ricardo Jimenez, Natalie Oldenkamp, Cesar Perez, and Michael Porter were present. Historic Preservation Board member Tracey Downey was also present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation, Christelle Burrola, Planning Assistant, and Katie Prenoveau, 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 8:42 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Ms. Natalie Oldenkamp made a motion to approve the April 24, 2025 minutes as presented. Mr. Cesar Perez seconded the motion. The motion passed 4—0.

III. Review of Certificates of Review administratively approved.

A list of nineteen (19) administratively approved Certificate of Review projects covering the period 4/17/25-5/15/25 was included with the agenda packet. 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 Katie Prenoveau.

B. HPB25-088 – 712-714 Frank Lloyd Wright Way – Final Approval requested to install a standing seam metal roof on the duplex structure at this address. Owner: Elizabeth Roush. Applicant: Esterline Construction.

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 a corner lot with a total area of 0.71 acres. On this property is a single-family house that is a contributing building in the South Lake Morton Historic District as of the 2023 resurvey of this District. Built in 1949 in the Classical Revival architectural style, this house is of masonry construction. On March 27, 2025, a building addition and several alterations, including a standing seam metal roof, was approved by the Design Review Committee for this house. In addition to the principal house, a one-story masonry duplex building also exists on the subject property. This Ranch-style duplex was built in 1962 and is a contributing building in the South Lake Morton Historic District as of the 2023 resurvey. The Applicant requests to install a one-and-a-half-inch standing seam metal roof with a galvanized finish on the duplex structure to match the main house on the subject property. Typically, metal roof requests can be approved via Minor Review at the staff level, but as metal roofs are only permitted for certain architectural styles, staff was unable to approve the request, which was then deferred to the Design Review Committee.

Ms. Foster stated that the request was evaluated using Secretary's Standards #2, #5, #9, and Chapter 6 of the Design Guidelines for Historic Properties. Staff finds that the request is in conflict with the Design Guidelines, as the Ranch architectural style of the duplex structure is not included in the architectural styles for which a metal roof is appropriate, according to the Historic Preservation Board's Metal Roof Policy included in the Design Guidelines. Additionally, asphalt shingles are the typical roofing material of the Ranch house style according to sub-section 5.10.3 Modern/Ranch house style in the Design Guidelines. Staff suggested that new asphalt shingle roofing be installed on the subject duplex structure. Ms. Foster stated staff recommended denial of the request as submitted.

Chair Porter asked if the applicant had any additional comments or questions. Mr. Dan Esterline, representing the applicant, was present in support of the request. He asked the Board to approve his request as it will be consistent with his previously approved request from the March 27th HPB/DRC meeting.

In response to Chair Porter, he stated he is not in agreement with the recommendation.

In response to Mr. Cesar Perez, Mr. Esterline stated the finish of the metal roof would be silver.

MOTION: Final approval of the request as submitted. (R. Jimenez/C. Perez, 4—0)

V. Other Business: NONE

VI. Adjournment: There being no further business, the meeting was adjourned at 8:59 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation

Number	Location	Description	Milestone	Approved
Historic Preservation (12)				
Minor Review (12)				
HPB25-073			Certificate of Review Approved	06/02/25
	519 INGRAHAM AVE S, LAKELAND, FL 33801	Installation of bronze colored Colonial folding hurricane shutters to all window openings (10 openings) on subject house.		
HPB25-099			Certificate of Review Approved	05/21/25
	723 ARIANA ST, LAKELAND, FL 33803	129' OF 72" LAKELAND ALMOND EMBOSSED PVC PRIVACY FENCE WITH STANDARD FLAT CAPS 2-72X36 LAKELAND ALMOND EMBOSSED PVC WALK GATES 1-72X64 LAKELAND ALMOND EMBOSSED PVC WALK GATES		
HPB25-102			Certificate of Review Approved	05/16/25
	319 LAKE AVE S, LAKELAND, FL 33801	Install 115 linear feet of 6 ft. tall white tongue and groove PVC fence at rear of subject property.		
HPB25-103			Certificate of Review Approved	05/19/25
	1124 HARTSELL AVE, LAKELAND, FL 33803	Putting 48 linear feet of matte tan/beige 6 ft. tall privacy fence along the rear portion of the south side property line.		
HPB25-104			Certificate of Review Approved	05/22/25
	1115 KING AVE, LAKELAND, FL 33803	Replacing shingle roof with a flat panel 5-V Crimp metal roof (FL#30343.01-R3).		
HPB25-105			Certificate of Review Approved	05/23/25
	723 ORANGE PARK AVE, LAKELAND, FL 33801	Full remodel of existing auxiliary unit. Remove fencing around storage area adjacent to alley, close in, and add novelty siding to match existing siding on guest house and properly secure storage area. Update windows and doors with like kind. Upgrade subpanel and add a mini-split HVAC system.		
HPB25-106			Certificate of Review Approved	05/27/25
	749 VISTABULA ST, LAKELAND, FL 33801	We are looking for approval for a demolition of an accessory building on the property. The accessory structure sits at the back of the property line and has significant structural issues that warrant a demolition. This structure does not provide any significance to the historic fabric of the neighborhood and would not impact the historic nature of the property.		
HPB25-107			Certificate of Review Approved	05/30/25
	421 BELVEDERE ST W, LAKELAND, FL 33803	Install in-ground swimming pool in rear yard of subject property.		

HPB25-108	Certificate of Review Approved	05/30/25
126 WATERLOO AVE S, LAKELAND, FL 33801		
This project involves the installation of a permanent ground-mounted sign in front of the property located at 126 S Waterloo Ave, Lakeland, FL 33801. The proposed sign will be installed within the front yard setback area, positioned to ensure clear visibility from the street without obstructing pedestrian or vehicular traffic. The sign will comply with all applicable City of Lakeland zoning and signage regulations, including height, size, and setback requirements. Sign size: 2.5' X 5' = 12.5 SF. Four feet tall. Not lighted.		
HPB25-110	Certificate of Review Approved	06/04/25
1015 MISSISSIPPI AVE, LAKELAND, FL 33803		
10x12 wood shed with gable roof built onsite in rear yard of subject property with no electric or plumbing.		
HPB25-111	Certificate of Review Approved	06/06/25
737 MISSOURI AVE S, LAKELAND, FL 33815		
Face change to existing ground sign, aluminum composite sign face, 20 square feet in area.		
HPB25-112	Certificate of Review Approved	06/12/25
733 MISSISSIPPI AVE, LAKELAND, FL 33801		
In ground concrete pool with brick coping to be installed in rear yard of subject property. No deck will be installed.		

Total Planning Projects Approved: 12



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
June 26, 2025**

Project #	HPB25-093
Project Type	Minor Exterior Alteration
Address; Historic Name	155 Lake Morton Drive, "Chester and Evelyn McDonald House" (CD 1950)
Historic District; FMSF#	South Lake Morton Historic District; #PO09739
Owner/Applicant	Matthew and Katherine Schichtel
Zoning; Context District; Future Land Use	RA-4, PUD 3504E; Urban Neighborhood; Residential Medium
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	Addition, 11/18/1993 (1993-61); Townhouses, 9/25/1995 (1995-72); Porch, 10/27/1997 (1997-60); Renovation of Garage Apartment, 12/19/2002 (2002-121); Aluminum Picket Fence, 1/3/2003 (2003-001); Dormer Restoration, 10/28/2020 (HPB20-178); Fence, HPB20-178 (10/21/2020); Minor Exterior Alterations, 9/6/2024 (HPB24-181).

REQUEST

The Applicant requests Final Approval to alter three window openings on the east side wing of the house on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is located along the southern portion of Lake Morton Drive near Success Avenue and consists of a parcel that is 0.39 acres in area. On this lot is a single-family house in the Neoclassical architectural style that was built in 1947 and is a contributing building in the South Lake Morton Historic District as of the 2022-23 resurvey.

This is a revision to the previously approved exterior alteration to the east side wing of the house approved under Certificate of Review HPB24-181. This project consisted of the construction of a new brick patio wrapping around the east and north sides of the home's kitchen and dining areas within the east side wing and included the removal of part of the east (secondary facade) kitchen wall and windows and installing folding glass doors. This project received approval under Minor Review, as the alterations were proposed to a secondary façade and the house was mistaken as a non-contributing resource at the time of review.

Under this revised proposal, the new patio wrapping around the east and north sides of the home's kitchen and dining rooms will remain the same. Where previously most of the east wall was to be opened and folding glass doors installed, this request proposes to remove the east side window openings, convert one opening to a pair of French doors, and install an adjacent bank of casement windows. In addition, the north facing window on this wing is proposed to be widened and new casement windows installed. The intent is to allow more light into the renovated kitchen, as well as provide as much vision out as possible. The new doors and windows will have dividing muntins in keeping with the aesthetic of the existing windows and home.

APPLICABLE GUIDELINES:

The Secretary of Interior's Standards for Rehabilitation ("Standards") and the City of Lakeland's Design Guidelines: A Guide to the Exterior Design of Buildings in the Dixieland, Beacon Hill, East Lake Morton, South Lake Morton, Lake Hunter Terrace, and Biltmore/Cumberland Historic Districts ("Design Guidelines") are the basis for review per the City of Lakeland Land Development Code ("LDC"), Article 11: Historic Preservation Standards.

The following *Standards* apply to this project:

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

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

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

The following *Design Guidelines* apply to this project:

Chapter 6 Exterior Architectural Features: Alteration and Maintenance.

Sub-Chapter 6.4 Windows and Shutters for Contributing Buildings

- Existing window trim, casing, and other decorative details contributing to the building's character should be preserved. Any replacement of trim, casing and other decorative details surrounding the window must use the same or similar material of the same design, profile, and dimension.
- Window openings should be kept in the same proportion as originally provided.
- Replacement of original windows should only be considered in cases where original windows have deteriorated beyond reasonable repair.
- Replacement window requirements:
 - Window design should reflect the architectural style of the building (see Chapter 5: House Styles for window designs appropriate for specific architectural styles).
 - Must retain the opening size of the original window.
 - Must use the same type of window as the original. Double-hung sash windows may be replaced with a double-hung sash or single-hung sash window.
 - Must retain the same divided lite/pane pattern as the original window. Muntins/grids must be dimensional and mounted to the exterior glass, approximately of the same dimension as the original window;
 - Must be installed with a recess inside the casing of the window opening to produce a shadow line (flush installation is not permitted); box or block frame windows are recommended as fin/flange windows do not produce an adequate recess.
 - Double or grouped windows may not be separated by a standard mull bar and must be separated by a wood or similar material mullion of the same dimension as the original mullion.
 - Window must be trimmed out with wood or similar material of the same design, profile, and dimension as the original, including angled sill and top drip edge. It is recommended that the original window trim and casing be preserved.
 - Non-historic windows such as jalousie, awning, and aluminum single-hung sash windows, may be replaced with windows that are typical for the architectural style of the building.

- Possible substitutes must be approved by the Historic Preservation Board.

ANALYSIS:

While the removal or alteration of an original window opening is not recommended by the Design Guidelines, staff finds the request will not adversely affect the overall architectural character of the subject house, as the window openings are located on a side wing of the house, mostly on the secondary façade, and the property is screened by a tall pierced-brick wall. Additionally, the replacement windows and French doors continues the symmetrical fenestration pattern of the house.

STAFF RECOMMENDATION:

Staff recommends approval of the request as submitted.

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



155 Lake Morton Dr



155 Lake Morton Dr

Lakeland, Florida



Google Street View

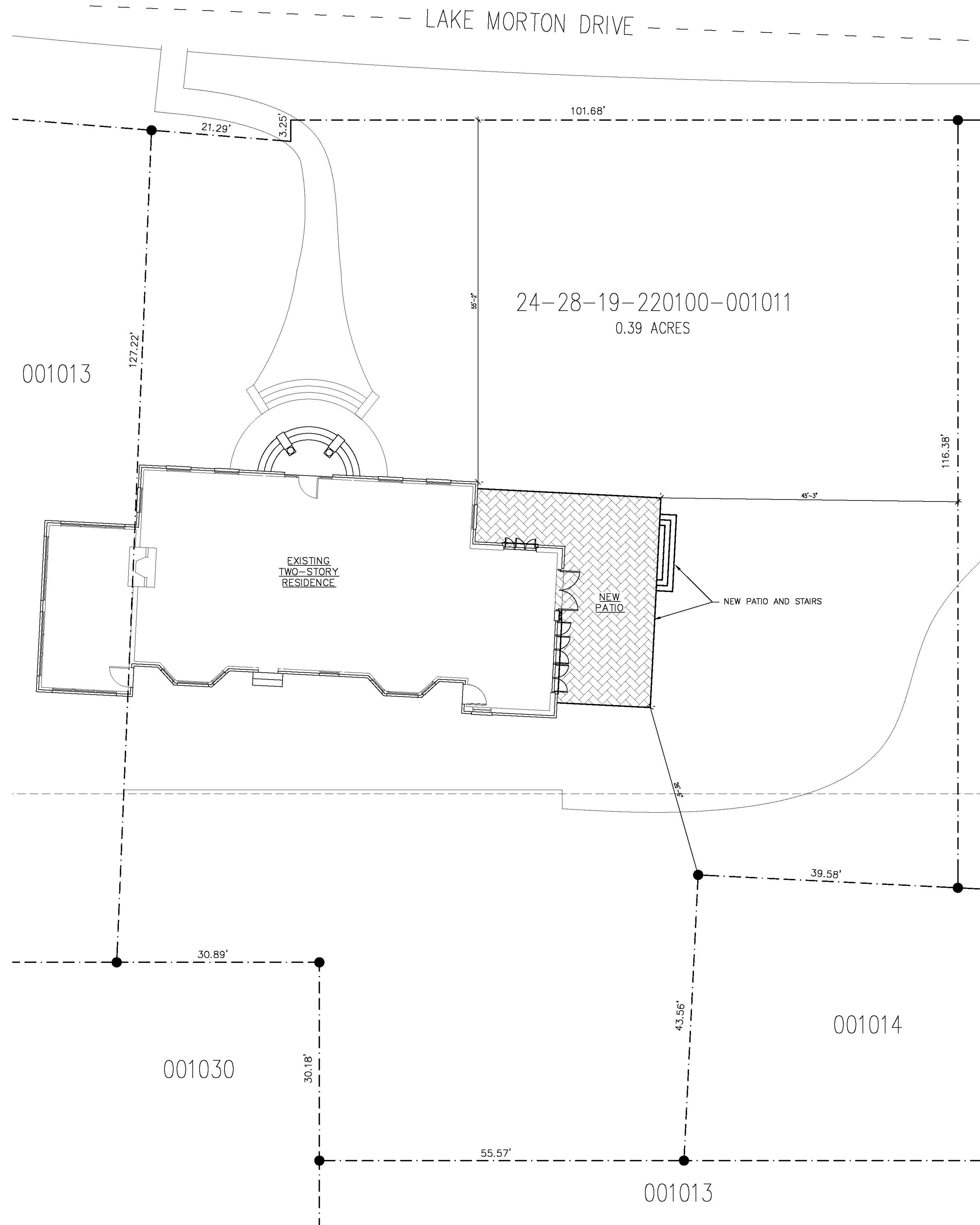
Jan 2019

[See more dates](#)



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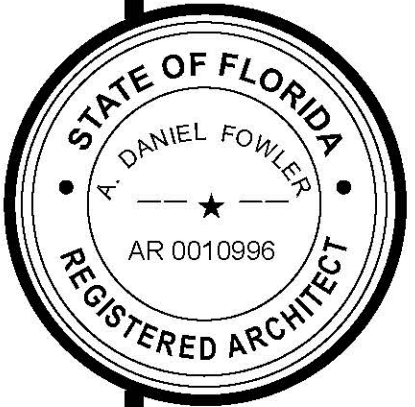




A SITE PLAN
SCALE: 1" = 10' - 0"

LEGAL DESCRIPTION

DIXIELAND PB 1 PG 67 BLK 1 LOT 1 & HAINES & OWENS SUB DB Q PG 374 LOT 1 THAT PART LYING WITHIN FOLL DESC COMM SW COR OF LOT 2 BLK 1 OF DIXIELAND RUN N89-21-10E ALG S LINE OF LOTS 1 & 2 97.11 FT TO POB CONT N89-21-10E 30.89 FT TO SE COR OF LOT 1 SAID COR BEING A POINT ON W LINE OF LOT 1 OF SAID HAINES & OWENS SUBDIVISION RUN S00-17-12W ALONG W LINE 30.18 FT TO NW COR OF S 150 FT OF LOT 1 OF HAINES & OWENS SUBDIVISION N90E ALONG N LINE OF S 150 FT OF LOT 1 55.57 FT N05-45-33E 43.56 FT S84-59-06E 39.58 FT N01-15-18E 116.39 FT TO N LINE OF LOT 1 BEING S R/W LINE OF LAKE MORTON DR N89-56-29W ALONG N LINE OF LOT 1 & S R/W LINE 50 FT N89-58-40W 51.68 FT TO NW COR OF LOT 1 S00-22-07W ALONG W LINE OF LOT 1 3.25 FT TO NE COR OF LOT 1 BLK 1 OF DIXIELAND N80-10-45W ALONG N LINE OF LOT 1 & S R/W LINE OF LAKE MORTON DR 21.29 FT S04-29-51W 127.22 FT TO POB



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fowlerarchitecture@gmail.com 863.670.5133
Lic: AR0010996

REVISIONS
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RENOVATION PLANS FOR
THE SCHICHEL RESIDENCE
155 LAKE MORTON DRIVE, APT 4
LAKELAND, POLK COUNTY, FLORIDA 33801
SITE PLAN

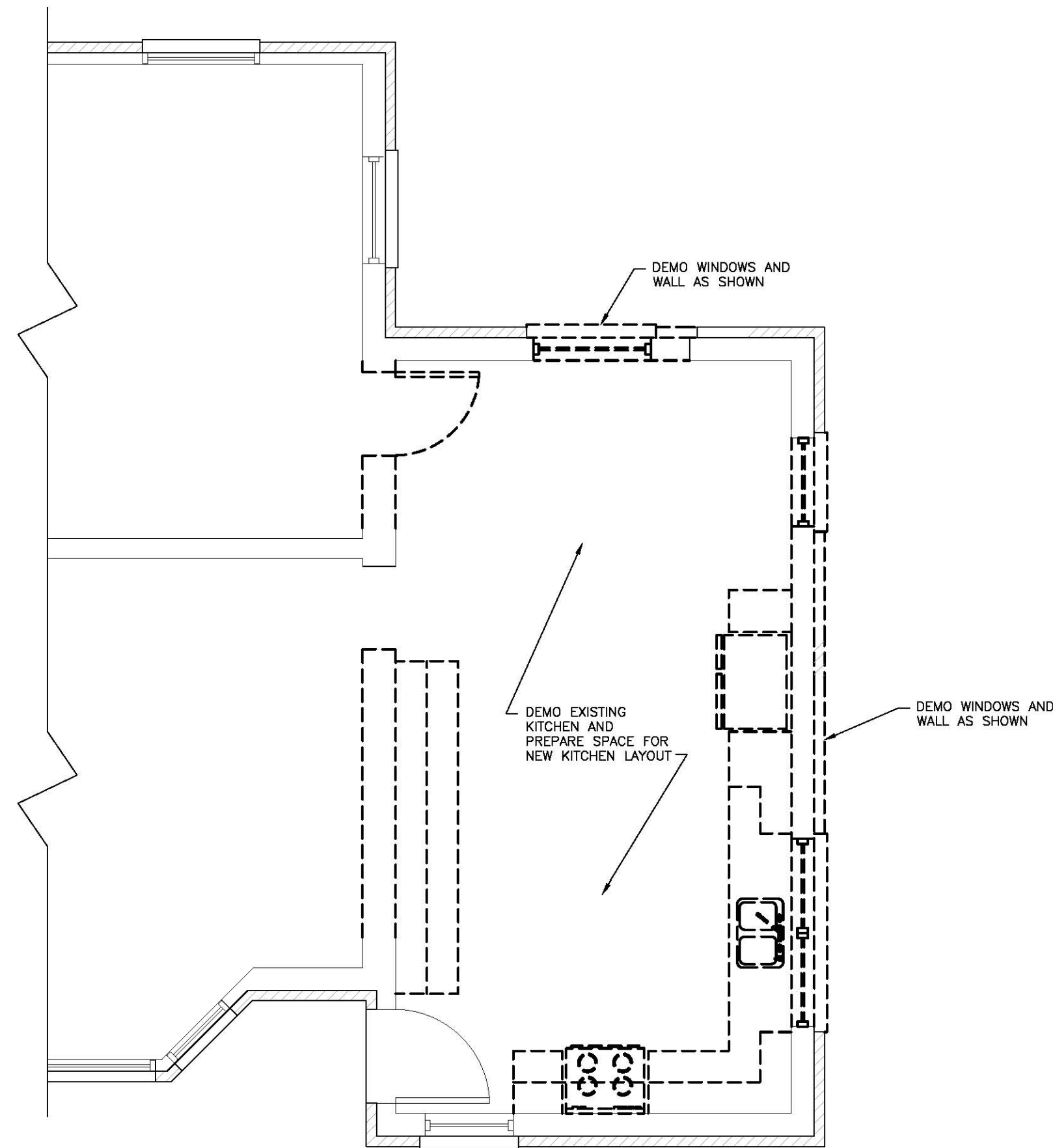
SCALE: AS NOTED
DRAWN BY: T.L.G.

SHEET:

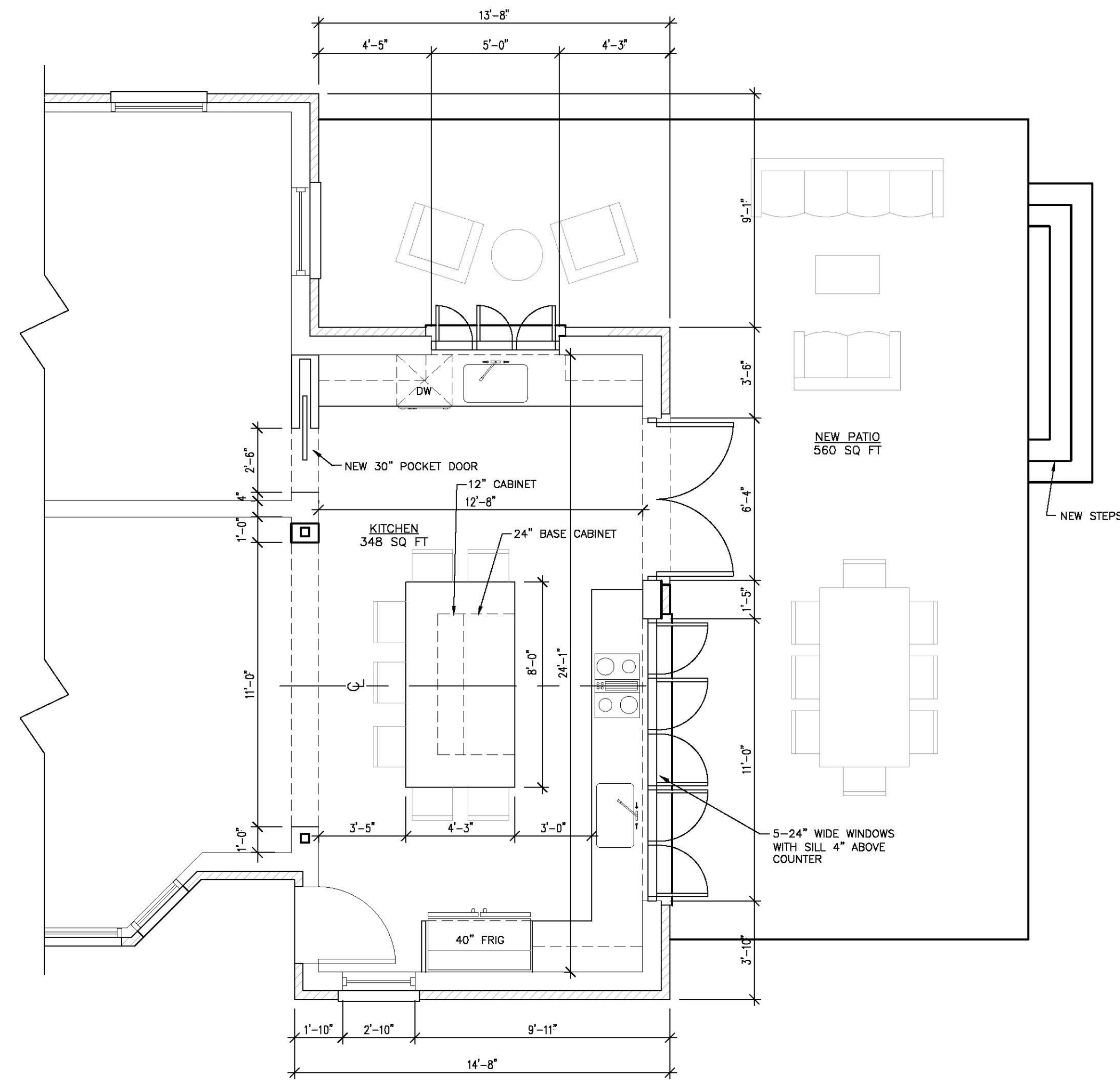
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DATE: 4/29/2025

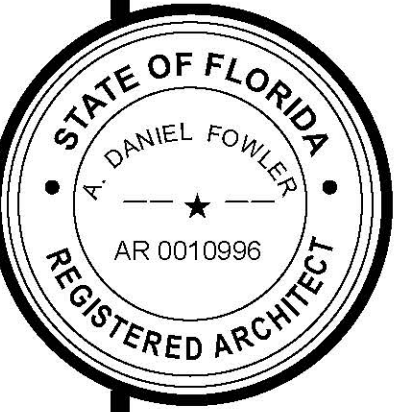
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1 FLOOR PLAN - DEMOLITION
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN - NEW PORCH
SCALE: 1/4" = 1'-0"



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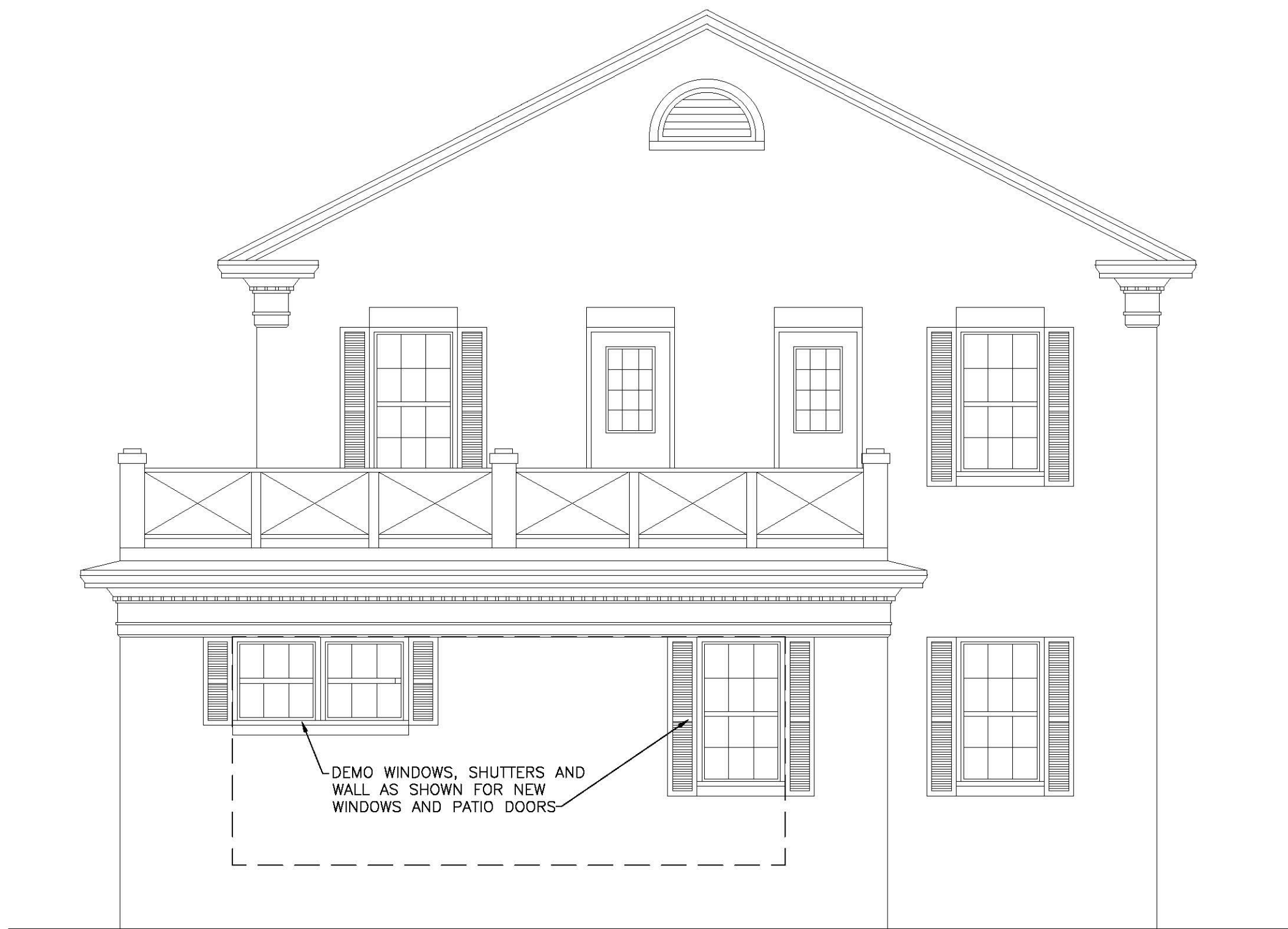
REVISIONS
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RENOVATION PLANS FOR
THE SCHICHTEL RESIDENCE
155 LAKE MORTON DRIVE, APT 4
LAKE LAND, POLK COUNTY, FLORIDA 33801
DEMOLITION AND PROPOSED FLOOR PLANS

SCALE: AS NOTED
DRAWN BY: T.L.G.
SHEET:

A1.0

DATE: 4/29/2025
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Architect LLC



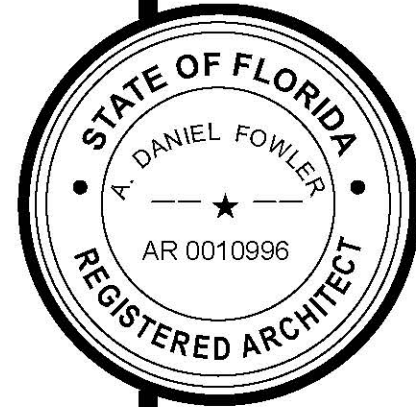
1 SIDE ELEVATION - DEMOLITION
SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



4 FRONT ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



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REVISIONS
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RENOVATION PLANS FOR
THE SCHICHTEL RESIDENCE
155 LAKE MORTON DRIVE, APT 4
LAKELAND, POLK COUNTY, FLORIDA 33801
DEMOLITION AND PROPOSED ELEVATIONS

SCALE: AS NOTED
DRAWN BY: T.L.G.
SHEET:

A2.0

DATE: 4/29/2025
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**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
June 26, 2024**

Project #	HPB25-109
Project Type	New Construction of a Single-Family House
Property Address; Historic Name	1137 Dorothy Street N/A
Historic District; FMSF#	Lake Hunter Terrace Historic District; Vacant
Owner/Applicant	William R. Noah / Trotter Construction
Zoning; Context District; Future Land Use; SPI	RA-4; Urban Neighborhood; Residential Medium;
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	N/A

REQUEST

The Applicant requests approval to build a one-story, single-family house with an attached garage on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property a historically platted lot (Hardin's Second Addition Block A, Lot 10) in the Lake Hunter Terrace Historic District and consists of 0.15 acres (50 feet wide by 135 feet deep); this lot is currently vacant and has alley access at the rear (north side) of the property.

The Applicant requests to build a one-story, single-family house on the subject property with 1,820 square feet of living area. The home will feature a neo-traditional aesthetic reflecting elements of the Frame Vernacular architectural style, such as a side-gabled main roof and gabled front porch supported by square columns, windows with a four-over-four lite configuration, a front entry displaying a full-lite front door, gable fretwork, and asymmetrical composition. The house plan features an integrated porch on the left-side elevation of the house and an attached garage on the rear elevation, which will be accessed from the alley at the rear of the lot. Materials proposed for the new house include:

Scope	Material
Foundation	Concrete stem wall foundation with stucco cladding
Exterior Cladding	Fiber-cement lap siding, trim, and casing
Windows	Material TBD; single-hung sash windows with a four-over-four lite configuration
Doors	Material TBD; full-lite front door and French doors at side porch; typical garage door
Roof	Asphalt shingles on 5/12 pitch roof.
Fascia/Soffit	Fiber-cement fascia and vented soffit
Porch	Concrete floor and steps; Fiber-cement-wrapped columns

The site plan proposed for the proposed new construction shows orientation of the home's front façade towards Dorothy Street. The proposed building setbacks and porch depth for the house meet the Land Development Code's Urban Neighborhood Standards. However, for compatibility with the front yard setbacks of

adjacent properties, the front yard setback should be moved from 17 feet to 24 feet. (848 S. Central Ave = 24 feet; 1138 Dorothy Street = 29 feet; 1125 Dorothy Street; 1117 Dorothy Street = 24 feet)

APPLICABLE GUIDELINES:

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

The following *Standards* apply to this request:

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

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

The following *Design Guidelines* apply to this project:

Chapter 4: Historical Development Patterns and New Construction

Sub-Chapter 4.6: New Residential/Infill Construction.

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

ANALYSIS:

Adjacent to the subject property along Dorothy Street exist several one-story houses that exhibit the Bungalow, Frame Vernacular, Mediterranean Revival, and Masonry Vernacular styles. Staff finds that the proposed new house is compatible in massing and scale to contributing Frame Vernacular and Bungalow houses found throughout the Lake Hunter Terrace Historic District. The scale and proportion of the architectural elements of the house, including roof pitch and floor-to-ceiling heights, is also compatible with adjacent structures.

Staff finds that the proposed materials are consistent with residences in the surrounding neighborhood and the Design Guidelines. The design of the house displays a neo-traditional style that is compatible with the architectural character of the Lake Hunter Terrace neighborhood, as well as the Design Guidelines.

Finally, the proposed placement of the house on the lot is consistent with the Design Guidelines and Urban Neighborhood Standards in terms of orientation, building setbacks, and porch depth. As stated in the staff report, however, the front yard setback should be moved from 17 feet to 24 feet for compatibility with the front yard setbacks of adjacent properties along Dorothy Street.

STAFF RECOMMENDATION:

Final approval of the request with the following conditions, to be reviewed and approved by staff prior to permitting:

1. Windows must be recessed to provide a shadow line and not installed flush to the exterior wall surface. Window muntins must be dimensional and mounted to the exterior glass.
2. The foundation must be elevated for a minimum of 21-inches above grade.
3. Fiber-cement lap siding shall have an exposure of no greater than 6-inches.
4. Revise the front yard setback from 17 feet to 24 feet.
5. Submittal of an exterior paint palette.

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



CODE COMPLIANCE SUMMARY:
FLORIDA BUILDING CODE RESIDENTIAL 2023 8th EDITION

BASIC WIND SPEED:	140 MPH ULTIMATE WIND SPEED
EXPOSURE CATEGORY:	B
IMPORTANCE FACTOR:	1
INTERNAL PRESSURE COEF.:	+18, -18
BUILDING TYPE:	RESIDENTIAL V.B.
RISK CATEGORY:	II

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

ROOF SYSTEM SPECIFICATIONS:

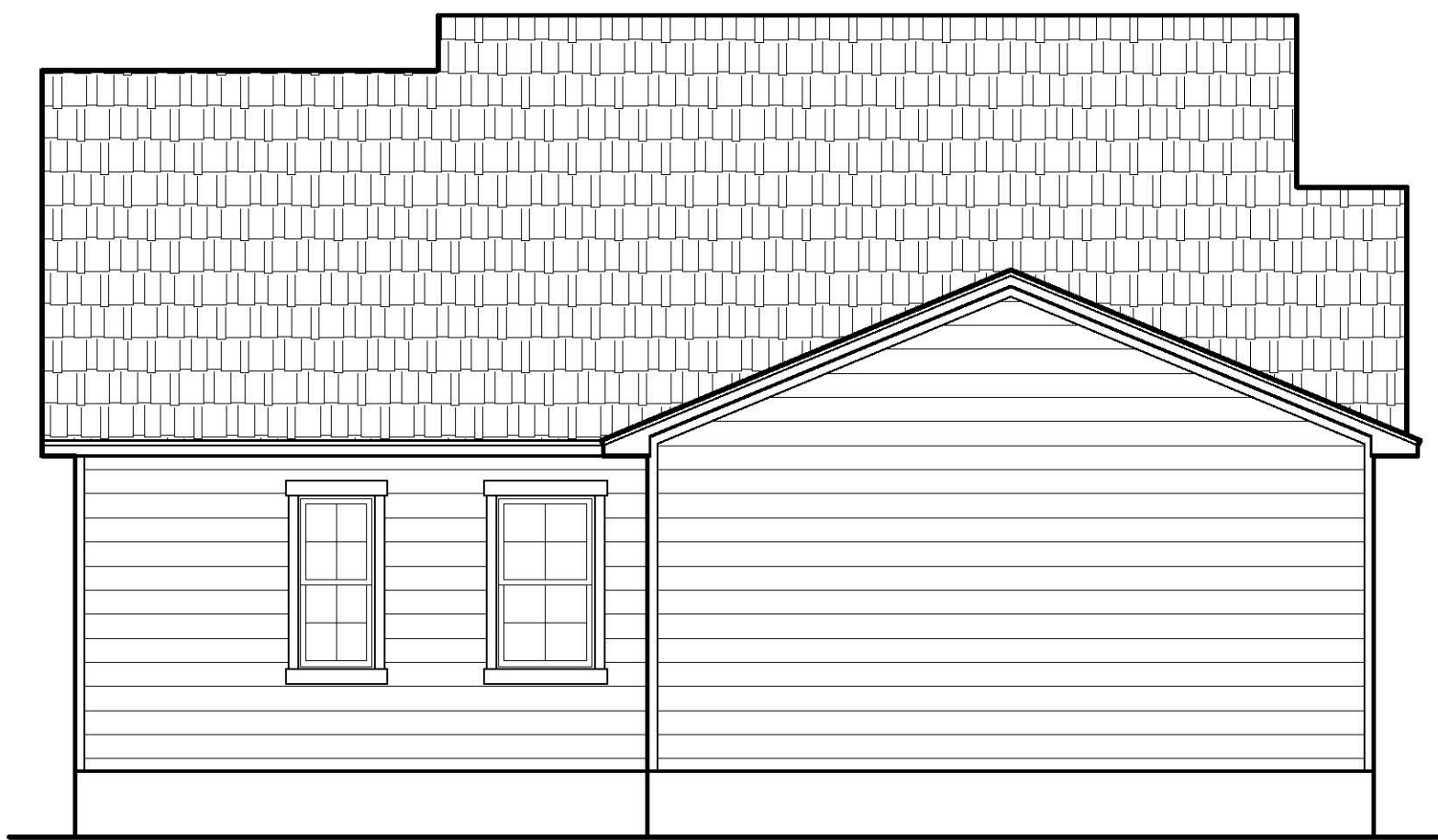
1. ROOFING COMPONENTS SHALL CONFORM TO FBC 2023 8th EDITION CHAPTER 9 MATERIAL AND INSTALLATION REQUIREMENTS FOR THE BASIC WIND SPEED SHOWN IN THE DESIGN LOADS.
2. ROOFING TO BE INSTALLED ON PRE-ENGINEERED WOOD TRUSS SYSTEM @ 24" O.C. (U.O.N.)
3. UNDERLAYMENT: ON ROOF DECKING 2 LAYERS OF ASTM D226 TYPE II OR ASTM D4969 TYPE III OR IV, PER FBCR 2023 R905
4. SHINGLES SHALL MEET ALL REQUIREMENTS OF ASTM D225 OR D3462 (INSTALLATION METHODS, FASTENERS AND MATERIALS) PROOF OF COMPLIANCE SHALL BE PROVIDED AT THE JOB SITE FOR ROOFING INSPECTIONS.
5. METAL ROOFING SHALL COMPLY W/ FBCR 2023 905.4 & 905.10 TABLE 905.10.3 AS REQUIRED
6. FLASHING SHALL COMPLY W/ FBCR 2023 905.2.8
7. DRIP EDGE SHALL COMPLY W/ FBCR 2023 905.2.8.6
8. CRICKETS SHALL COMPLY W/ FBCR 2023 905.3.2.8.3
9. ROOF SHEATHING TO BE MIN. 7/16" OSB, NAILED 6" O.C. EDGES AND INTERMEDIATE.



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



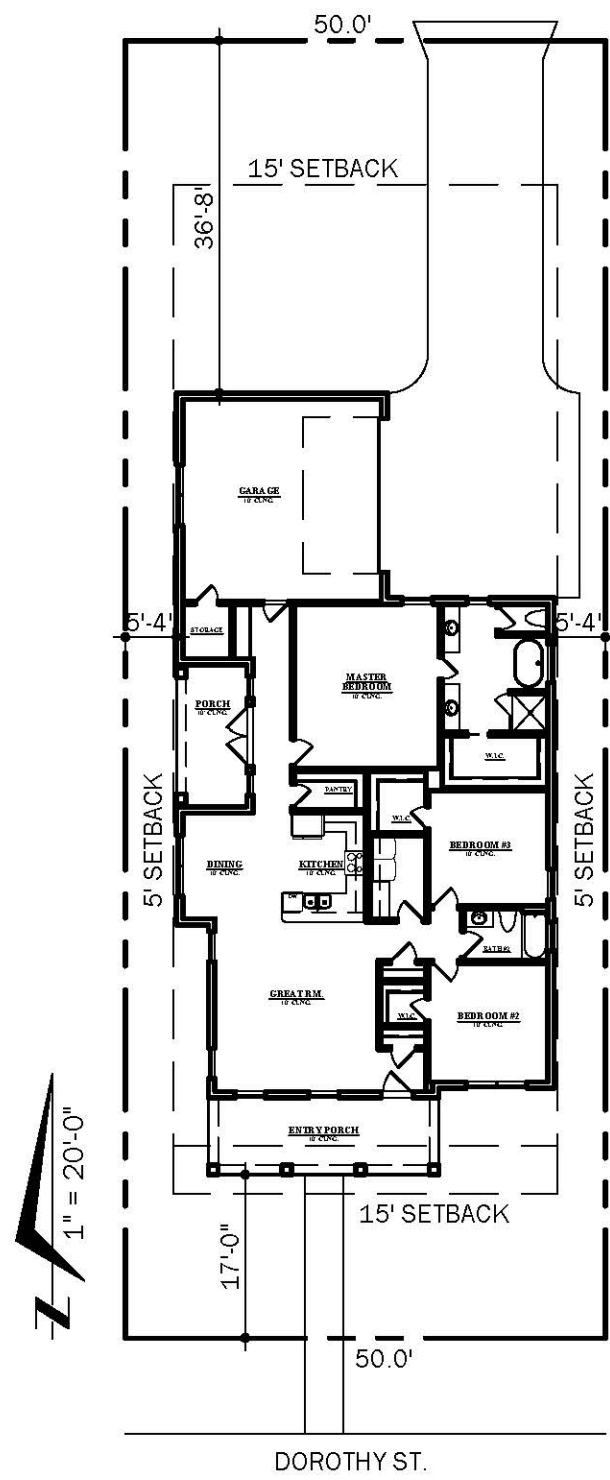
LEFT SIDE ELEVATION
1/4"=1'-0"



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



RIGHT SIDE ELEVATION
1/4"=1'-0"

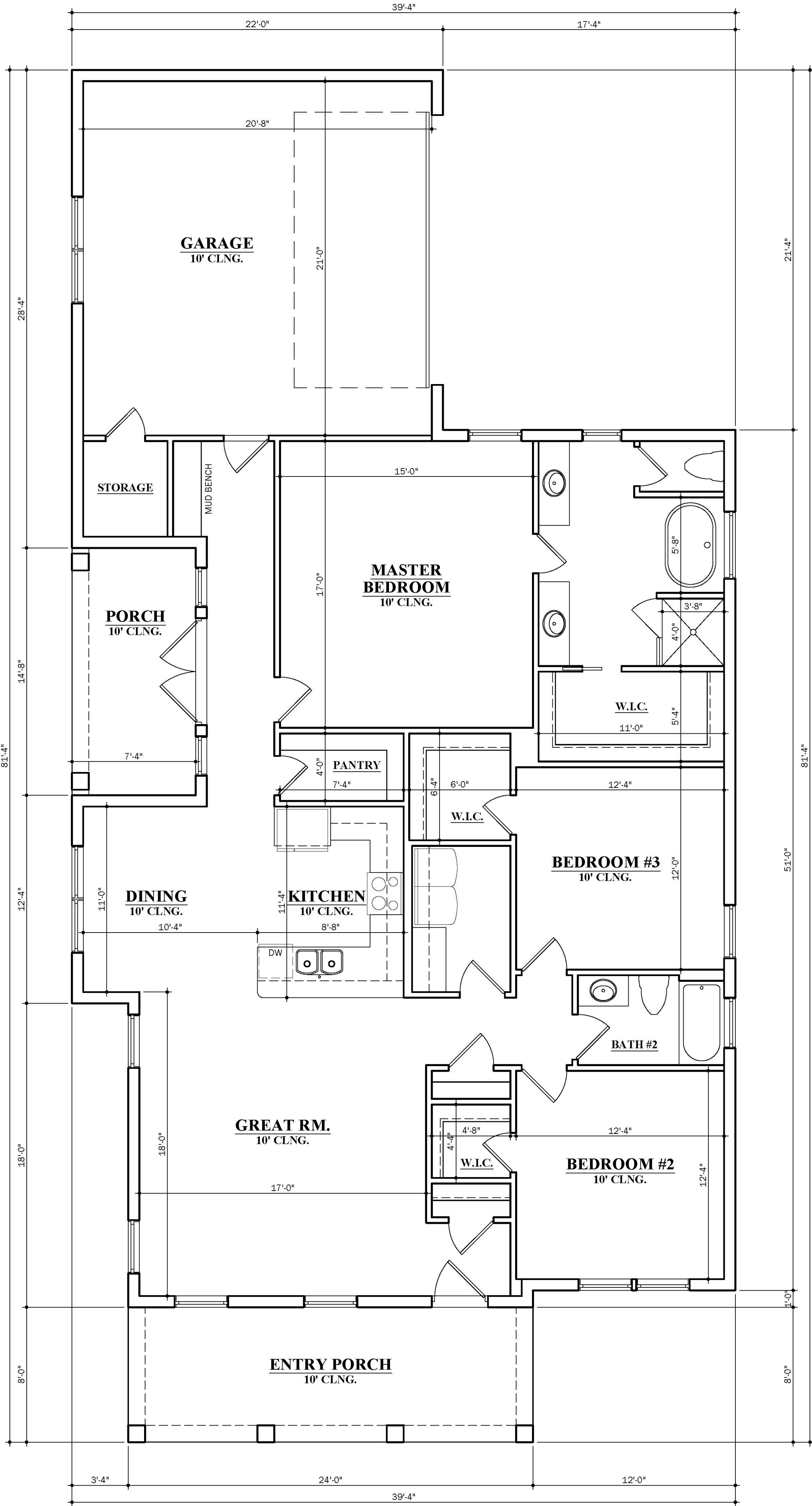


Turner Designs
ARCHITECTURAL DRAFTING AND DESIGN
turnerdesigns@gmail.com
(863) 944-8353
2877 Seymore St. Lakeland, FL 33813

NEW SPEC HOME FOR
DOROTHY ST.
LAKELAND, FL

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

A001



FLOOR PLAN	
1/4"=1'-0"	
LIVING AREA:	1,820 S.F.
ENTRY:	192 S.F.
GARAGE:	514 S.F.
PORCH:	108 S.F.
TOTAL:	2,634 S.F.

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A002

1137 Dorothy St

Siding – Fiber cement lap siding

Roofing – Asphalt shingles

Soffit/Fascia – Vented fiber cement

Porch Columns – Fiber cement board wrapped around wood post

House Foundation Cladding - Stucco

Gable Trim – Fiber cement board materials