



AGENDA
HISTORIC PRESERVATION BOARD
Lakeland City Hall, City Commission Chambers
August 28, 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 July 24, 2025 Historic Preservation Board meeting minutes.
- III. Old Business:
 - A. Historic Lakeland, Inc. Watch List Report
 - i. 2430 New Jersey Road*
 - ii. 302 E. Belvedere Street *
 - iii. 632 Easton Street*
 - iv. 2304 Carolina Avenue*
 - v. 417 Frank Lloyd Wright Way (C.W. Deen House)
 - vi. 412 N. Massachusetts Avenue*
 - vii. 104-106 E. Main Street (Hartsell Building)
 - viii. 121-123 N. Kentucky Avenue (Montgomery Ward Building)
 - B. Board Discussion regarding Local Landmark Designation (Continued)
- IV. New Business:
 - A. Annual Election of HPB and DRC Chair and Vice-Chair
 - B. Staff recommendation to appoint Marlana Alvarez to the Design Review Committee
- 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, July 24, 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; Marlana Alvarez, Bruce Anderson, Tracey Downey, Ricardo Jimenez, Natalie Oldenkamp, Christopher Olson, 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

Chair Dr. Bruce Anderson called the Thursday, June 26, 2025 meeting of the Historic Preservation Board ("Board") to order at 8:30 a.m. A quorum was reached, as six Board members were present. Ms. Marlana Alvarez was not present at the time attendance was taken.

II. Review and Approval of Previous Meeting Minutes

Ms. Natalie Oldenkamp motioned to approve the June 26, 2025 meeting minutes as presented. Mr. Chris Olson seconded the motion. The motion passed 6—0.

III. Old Business:

- A. Historic Lakeland, Inc. Watch List Report.
 - i. 137 Lake Morton Drive
 - ii. 2430 New Jersey Road*
 - iii. 302 E. Belvedere Street *
 - iv. 632 Easton Street*
 - v. 2304 Carolina Avenue*

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

IV. New Business:

- A. Lakeland Historic Districts Resurvey Phase 2 Update
- B. Board Discussion regarding Local Landmark Designation. Mr. Ricardo Jimenez made a motion to table item IV.B. until after the Design Review Committee. Ms. Oldenkamp seconded the motion. The motion passed 7—0.

V. Adjourn for Design Review Committee.

The meeting adjourned at 8:39 a.m.

The Historic Preservation Board reconvened at 9:31 a.m. for the Board Discussion regarding Local Landmark Designation. The meeting adjourned at 9:50 a.m.

Chair, Historic Preservation Board

Senior Planner, Historic Preservation



AGENDA
DESIGN REVIEW COMMITTEE
Lakeland City Hall, City Commission Chambers
August 28, 2025
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.

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 July 24, 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. [HPB25-147 – 14 Lake Hollingsworth Drive](#) – Final Approval requested to demolish the house at the subject address in preparation to relocate an existing house to this property. Owner: Ludd Spivey LLC. Applicant: Steve Bivens Contracting Inc.
 - C. [HPB25-148 – 16 Lake Hollingsworth Drive](#) – Final Approval requested to demolish the house at the subject address in preparation to relocate an existing house to this property. Owner: Ludd Spivey LLC. Applicant: Steve Bivens Contracting Inc.
- V. Other Business: NONE
- VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE

City Commission Chambers

Thursday, July 24, 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; Bruce Anderson, Ricardo Jimenez, Natalie Oldenkamp, Christopher Olson, and Michael Porter were present. Historic Preservation Board members Marlana Alvarez and Tracey Downey were also present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant, were also present.

I. Call to Order and Determination of a Quorum

The meeting was called to order by Chair Michael Porter at 8:40 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Mr. Chris Olson made a motion to approve the June 26, 2025 minutes as presented. Dr. Bruce Anderson seconded the motion. The motion passed 5—0.

III. Review of Certificates of Review administratively approved.

A list of twelve (16) administratively approved Certificate of Review projects covering the period 6/17/25-7/17/25 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 Planning Assistant Christelle Burrola.

B. HPB25-116 – 413 W. Park Street – Final Approval requested to replace nine windows on the house at the subject address. Owner: Mr. Carlton Samuel. Applicant: Power Home Remodeling.

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 consists of one lot in the Dixieland Subdivision that is 0.15 acres in size. On this property is a one-story, single-family house built circa 1925, which is a contributing building in the Dixieland Historic District. The house exhibits the Craftsman Bungalow architectural style and features a gabled roof pierced by a brick chimney, a hipped roof front porch supported by square columns on stone plinths that has been enclosed, and a hipped roof porch on the rear of the house that also has been enclosed. Vinyl siding is present on the house. Except for the enclosed front and rear porches that have non-historic aluminum and vinyl windows the historic wood windows in the house consist of: seven (7) double-hung sash windows with a three-over-one lite configuration and five (5) double casement windows with six lites each. Two casement windows are located on either side of the chimney and three casement windows are located in the kitchen on the east side elevation of the house. Four double-hung sash windows are located in the bedrooms on the west side elevation of the house. The Applicant proposes to replace the historic wood windows according to the following, matching the existing window opening size:

1. Replace four (4) historic double-hung sash windows on the west side of the house with single-hung sash vinyl windows. A simulated divided lite appearance with exterior grid matching the historic windows was not specified.
2. Replace all five (5) casement windows on the east side of the house with fixed vinyl windows. A simulated divided lite appearance with exterior grid matching the historic windows was not specified.
3. This request also includes installation of a 3-inch-wide aluminum mullion between each paired and grouped windows in the bedrooms and kitchen.

Ms. Foster stated that the request was evaluated using Secretary's Standards #5, #9, #10 and Chapter 6 of the Design Guidelines for Historic Properties. Typically, a request for window replacement requires only Minor Review (staff-level review) if the request is justified and complies with the Design Guidelines. Original windows are character-defining features of a historic building, and the removal of repairable historic windows and installation of inappropriate replacement windows can adversely affect the architectural integrity of a building. Staff finds that the historic wood windows requested to be replaced are not deteriorated beyond repair and therefore, justification for their replacement is not met. The conditions of the windows that the Applicant provided in their letter dated June 18, 2025 constitute repairable windows according to the Design Guidelines. Additionally, the installation of a 3-inch-wide aluminum mullion between the paired and grouped windows is not appropriate as the aluminum mullion does not replicate the profile and dimensions of the historic wood mullions. Further, the proposed replacement windows do not match the divided lite appearance of the historic double-hung sash (three -over-one lite configuration) and casement (6-lite configuration) windows. For these reasons, staff recommends that the historic wood windows be repaired by a qualified window restoration professional instead of being replaced as requested. Therefore, staff recommends denial of the request as submitted.

Chair Porter asked if the applicant had any additional comments or questions. Mr. Sam Carlton was present in support of the request. Mr. Carlton stated when he purchased the home, he was unaware of the Historic review process. He stated energy efficiency is the main reason for his request of modern, energy efficient windows as his home's air-conditioning unit cannot keep up with the heat. In addition, he has an insect problem and believes the windows are allowing insects in.

Discussion ensued among the Applicant, Board, and staff regarding the window replacement process and possible options for the applicant.

MOTION: Denial of the request as submitted. (B. Anderson/R. Jimenez, 5—0)

V. Other Business: NONE

VI. Adjournment: There being no further business, the meeting was adjourned at 9:31 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation

Number	Location	Milestone	Approved
Description			
Historic Preservation (17)			
Minor Review (17)			
HPB25-133	811 SOUTH BLVD, LAKE LAND, FL 33801	Certificate of Review Issued	07/28/25
Replace back door size for size with glazed fiberglass double doors (FL# 20461.11).			
HPB25-136	733 MISSISSIPPI AVE, LAKE LAND, FL 33801	Certificate of Review Issued	07/18/25
Conversion of the existing detached garage at the rear of the subject property into a pool house. Removing existing double door at entrance and install single door. Install new window for natural lighting. Remove existing siding and install new wood dutch lap siding and trim. Paint to match existing house.			
HPB25-140	214 LENOX ST, LAKE LAND, FL 33803	Certificate of Review Issued	07/28/25
Replace 20 windows size for size with matching 2/2 exterior grids PGT white vinyl impact windows mounted in existing wood frame.			
We propose to replace existing mismatched vinyl and deteriorated wood windows with PGT WinGuard Vinyl impact-rated windows in white frames. All new units will be installed into the existing wood window frames. Single-hung windows (SH5400) will have a 2-over-2 colonial grid. Picture windows (PW5420) will feature three horizontal muntins creating four equal sections. Products are approved under FL #10798-R7 and FL #10799-R8.			
HPB25-141	934 LEXINGTON ST, LAKE LAND, FL 33801	Certificate of Review Issued	07/23/25
CHANGE OUT GARAGE DOOR, SIZE FOR SIZE			
HPB25-143	717 SUCCESS AVE, LAKE LAND, FL 33801	Certificate of Review Issued	07/28/25
Install 17 linear feet of 5' High Black Aluminum Fence & 1 - 5' wide Single Swing Gate within north side yard of subject property.			
HPB25-145	712 NEW YORK AVE S, LAKE LAND, FL 33815	Certificate of Review Issued	08/13/25
Replace existing 8' wood stockade fence along east side of property (alley side) with a new 8' wood stockade fence and replace existing 6' wood stockade fence along north side of property with a new 6' wood stockade fence. Add 4' aluminum fence along south side of property.			
HPB25-149	718 WALNUT ST E, LAKE LAND, FL 33801	Certificate of Review Issued	08/01/25
Replace existing patio double sliding door at rear of non-contributing house with a Silver Line Building Products Corp. V3 Series/70 Series Gliding Patio Door (FL14998.2), size for size.			

[HPB25-150](#)

Certificate of Review Issued

08/01/25

214 TRADERS ALY, LAKE LAND, FL 33801

Installation of the 9.38 square feet projecting signage fabricated from powder coated metal. The sign will be hung from an anchored metal rod that will project 42 inches from the building wall.

[HPB25-151](#)

Certificate of Review Issued

08/04/25

1136 DOROTHY ST, LAKE LAND, FL 33815

Re roof, 5V crimp metal

[HPB25-152](#)

Certificate of Review Issued

08/12/25

114 KENTUCKY AVE S, LAKE LAND, FL 33801

Enclosing a nonstructural and non-historic multi-paned window on the north side elevation of the building with a wall matching the existing masonry exterior of the building. This work will enable the addition of an interior countertop and water supply to house a soda machine.

[HPB25-153](#)

Certificate of Review Issued

08/05/25

1704 COMANCHE TRL, LAKE LAND, FL 33803

Replacing failing vinyl lap siding with smooth hardie board lap siding on chimney.

[HPB25-154](#)

Certificate of Review Issued

08/12/25

733 WINFREE AVE, LAKE LAND, FL 33801

Extending driveway/parking pad by 160 square feet at back of property, off the alley.

[HPB25-156](#)

Certificate of Review Issued

08/14/25

801 FLORIDA AVE S, LAKE LAND, FL 33801

Replace existing French doors on rear of building with new double storefront doors. Configuration of the door openings will remain the same.

[HPB25-157](#)

Certificate of Review Issued

08/14/25

1017 SOUTH BLVD, LAKE LAND, FL 33803

We will be demolishing the existing rotten wooden privacy fence and constructing a new one. The new wooden fence will be 6' tall. The new wooden fence will be over lap planks. The new fence will be just on the owners side of the property line adjacent to his neighbor to the South. The new wooden fence will be 3' or more from the asphalt edge in the alleyway.

[HPB25-159](#)

Certificate of Review Issued

08/19/25

1034 SUCCESS AVE, LAKE LAND, FL 33803

Replacing roofing shingles with the installation of a 5V crimp metal roof (FL#29444.4).

[HPB25-160](#)

Certificate of Review Issued

08/20/25

116 TENNESSEE AVE S, LAKE LAND, FL 33801

INSTALL A NEW 14 SF (2 FT X 7 FT) WALL SIGN ON THE RIGHT SIDE OF THE FRONT FACADE WALL OF SUBJECT BUILDING. THE SIGN WILL BE MADE OF ALUMINUM AND ACRYLIC AND WILL NOT BE LIGHTED. SIGN IS FOR SECOND FLOOR TENANT.

Total Planning Projects Approved: 16



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
August 28, 2025**

Project #	HPB25-147
Project Type	Demolition and Relocation
Property Address; Historic Name	14 Lake Hollingsworth Drive N/A
Historic District; FMSF#	South Lake Morton Historic District; N/A
Owner/Applicant	Ludd Spivey LLC / Steve Bivens Contracting Inc.
Zoning; Context District; Future Land Use; SPI	RA-1; Urban Neighborhood; Residential Medium; South Lake Morton SPI
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	Addition, 3/28/2024 (HPB24-045)

REQUEST

The Applicant requests approval to demolish the existing house on the subject property in order to relocate an existing house to this property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is located along Lake Hollingsworth Drive south of Melton Avenue (DIXIELAND REVISED PB 1B PG 67 DIXIELAND PARK UNNUMBERED LOT DESC AS BEG 57.1 FT W OF NE COR DIXIELAND PARK ALSO BEING NW COR CLEVELAND PARK AS SHOWN IN PB 1 PG 110 RUN W 57.1 FT S 130' M/L TO LAKE E ALONG LAKE 57.1 FT N 130' M/L TO POB & BEG 114.2 FT W OF NE COR DIXIELAND PARK RUN WLY 50' ALONG ROAD RUN SLY AT RIGHT ANGLES TO ROAD TO LAKE ELY ALONG LAKE TO W-LINE OF ABOVE DESC PROP NLY ALONG SAID W-LINE TO POB) and consists of 0.46 acres. On this property is a one-story single-family house, which was built in 1976 and is a non-contributing building in the South Lake Morton Historic District.

The owner of the property owner recently purchased it and found that the house is in a partially renovated and unfinished state. According to the Applicant, the prior work is incomplete, may not meet building codes, and presents structural and safety concerns. Additionally, the grading of the lot poses drainage issues, creating an increased risk of water intrusion and flooding during heavy rainfall or storm events. Given the scope and cost of necessary repairs, restoring the existing structure is not considered to be feasible or reasonable.

If demolition of the subject house is approved, the Applicant expects demolition will be completed within 2-4 weeks. Some reusable materials such as wood framing, hardware, and any architectural components are intended to be salvaged from the subject house.

The Applicant is not proposing to build a new structure to replace the subject house. Instead, their plan is to relocate a more historically appropriate structure to 14 and 16 Lake Hollingsworth Drive, in which both lots will be combined. To this end, the owner of the property has been in discussions with Florida Southern College to relocate the President's Residence from the college campus to the subject property. A relocation timeframe of approximately 12 to 36 months is anticipated, which accounts for site preparation, relocation logistics, and building rehabilitation work.

APPLICABLE GUIDELINES:

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

The following section of the LDC applies to this request:

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

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

The following *Standards* apply to this request:

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

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

ANALYSIS:

Regarding the considerations for demolition, the subject house is a non-contributing building in the South Lake Morton Historic District as its construction date falls outside of the period of significance for the District. The house is not historically or architecturally significant, as it is not representative of a notable architectural style or associated with any significant person or event. The design and materials are typical of mid-1970s suburban development and do not reflect the character of the surrounding District. Staff finds that demolition of the subject house would not adversely affect the character of the Historic District and salvage of reusable materials and architectural components is appropriate.

Staff finds that the future utilization of the property for the relocation of the President's Residence complies with the Standards and Design Guidelines and will continue the historic use of the subject property. While the President's Residence is not a contributing building to the Florida Southern College Architectural District, which is a National Historic Landmark, the residence was constructed in 1937 in the Georgian Revival style and designed by architect Frederick Trimble. It was first home to FSC President Ludd Spivey, who is notable for both inviting Frank Lloyd Wright to FSC to design a modern campus and his long-term relationship with Wright.

STAFF RECOMMENDATION:

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

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

RE: Additional Information for Demolition Request Application
Property Address: 14 Lake Hollingsworth Dr, Lakeland, FL 33803

Dear Members of the Historic Preservation Board,

In response to your request for additional information regarding the demolition application for the property located at 14 Lake Hollingsworth Dr, Lakeland, FL 33803, please find the following details submitted in accordance with LDC Article 11, Section 11.6.3.c:

1. Statement Addressing Demolition Review Criteria:

a. Historic or Architectural Significance of the Building or Structure:

The home at 14 Lake Hollingsworth Dr was built in 1976. While it is more than 45 years old, it lacks historic or architectural significance. It is not representative of any notable architectural style, construction method, or associated with a significant person or event. The design and materials are typical of mid-1970s suburban development and do not reflect the character of the surrounding historic district.

b. Importance of the Building or Structure to the Historic District:

This home is not considered a contributing resource within the historic district. It falls outside the district's defined period of significance and it does not possess the design and integrity of neighboring historic properties. Its presence does not enhance the district's historical narrative or visual continuity, and its removal would not negatively impact the overall integrity of the district.

c. Future Utilization of the Site:

Our intention for the site includes the potential relocation and restoration of a historically appropriate structure that would positively contribute to the district. We are actively exploring opportunities to move a nearby potential historic structure to this site. If successful, this would preserve a structure with historic value and help ensure its continued use within a compatible neighborhood context.

2. Relocation / Salvage / Recycling Options:

Relocation of the existing 1976 structure is not feasible due to its construction and current condition. However, we intend to carefully salvage some reusable materials such as wood framing, hardware, and any architectural components. These materials will be incorporated into

future preservation focused projects that align with our mission of historic preservation in the local area.

We also continue to explore the opportunity to relocate a historically significant structure to the site, further supporting preservation efforts in Lakeland

3. Structural Report & Estimated Cost of Repairs:

At the time of purchase, the home was in a partially renovated and unfinished state. The prior work was incomplete, may not meet code, and presents structural and safety concerns. Additionally, the lot's grading poses drainage issues, creating an increased risk of water intrusion and flooding during heavy rainfall or storm events. Given the scope and cost of necessary corrections, restoring the existing structure is not considered a feasible or responsible option.

4. Redevelopment Plans:

We are not proposing new construction on the site at this time. Instead, our goal is to preserve and enhance the district by relocating a more historically appropriate structure to 14 Lake Hollingsworth Dr, should a viable option become available. This approach reflects our continued commitment to preservation and architectural compatibility within the district.

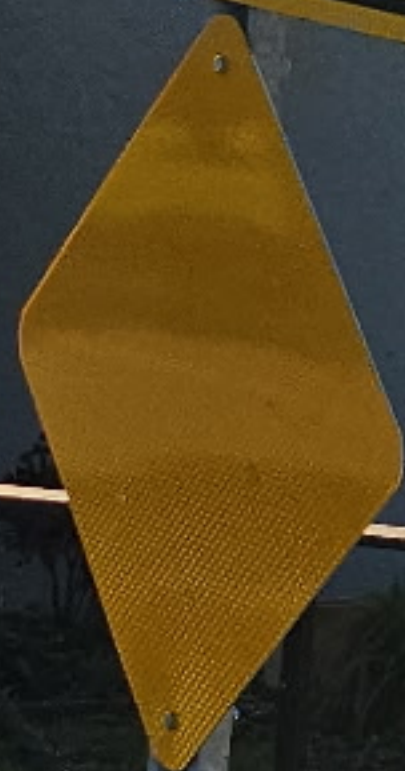
5. Estimated Demolition Cost and Projected Timeframe:

After careful evaluation, we estimate that the cost to safely and efficiently demolish the existing structure at 14 Lake Hollingsworth Dr will be approximately (determined by demo contractor). The demolition process itself is expected to be completed within 2-4 weeks, subject to permitting approvals and site conditions.

Regarding the redevelopment phase, should we proceed with relocating and restoring a historic home to this site, we anticipate a project timeframe of approximately 12-36 months which accounts for site preparation, relocation logistics, and the necessary rehabilitation work after demolition.

Thank you for your consideration of this application. We are eager to collaborate with the Historic Preservation Board and city staff to ensure that the outcome for this property honors Lakeland's rich architectural heritage while responsibly addressing current conditions.

Sincerely,











**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
August 28, 2025**

Project #	HPB25-148
Project Type	Demolition and Relocation
Property Address; Historic Name	16 Lake Hollingsworth Drive N/A
Historic District; FMSF#	South Lake Morton Historic District; N/A
Owner/Applicant	Ludd Spivey LLC / Steve Bivens Contracting Inc.
Zoning; Context District; Future Land Use; SPI	RA-1; Urban Neighborhood; Residential Medium; South Lake Morton SPI
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	N/A

REQUEST

The Applicant requests approval to demolish the existing house on the subject property in order to relocate an existing house to this property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is located along Lake Hollingsworth Drive south of Melton Avenue (DIXIELAND REVISED PB 1B PG 67 DIXIELAND PARK UNNUMBERED LOT DESC AS BEG NE COR DIXIELAND PARK ALSO BEING NW COR CLEVELAND PARK AS SHOWN IN PB 1 PG 110 RUN SWLY ALONG S R/W LK HOLLINGSWORTH DR 57.1' SLY AT RIGHT ANGLES TO ROAD 185 FT M/L TO LAKE HOLLINGSWORTH NELY ALONG LAKE 57.1 FT NLY AT RIGHT ANGLES TO ROAD 185 FT M/L TO POB) and consists of 0.25 acres. On this property is a two-story single-family house, which was built in 1968 and is a non-contributing building in the South Lake Morton Historic District.

The owner of the property owner recently purchased it and found that the house exhibits notable structural concerns including floor slab water seepage and significant cracks in interior and exterior walls. This house has been modified several times over the years. Given the extent of these issues and the anticipated cost of necessary repairs, restoring the existing structure is not considered to be feasible or reasonable.

If demolition of the subject house is approved, the Applicant expects demolition will be completed within 2-4 weeks. Some reusable materials such as wood framing, hardware, and architectural components are intended to be salvaged from the subject house.

The Applicant is not proposing to build a new structure to replace the subject house. Instead, their plan is to relocate a more historically appropriate structure to 14 and 16 Lake Hollingsworth Drive, in which both lots will be combined. To this end, the owner of the property has been in discussions with Florida Southern College to relocate the President's Residence from the college campus to the subject property. A relocation timeframe of approximately 12 to 36 months is anticipated, which accounts for site preparation, relocation logistics, and building rehabilitation work.

APPLICABLE GUIDELINES:

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

The following section of the LDC applies to this request:

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

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

The following *Standards* apply to this request:

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

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

ANALYSIS:

Regarding the considerations for demolition, the subject house is a non-contributing building in the South Lake Morton Historic District as it is not historically or architecturally significant, representative of a notable architectural style, or associated with any significant person or event. The design and materials are typical of mid-twentieth century suburban development and do not reflect the character of the surrounding District. Staff finds that demolition of the subject house would not adversely affect the character of the Historic District and salvage of reusable materials and architectural components is appropriate.

Staff finds that the future utilization of the property for the relocation of the President's Residence complies with the Standards and Design Guidelines and will continue the historic use of the subject property. While the President's Residence is not a contributing building to the Florida Southern College Architectural District, which is a National Historic Landmark, the residence was constructed in 1937 in the Georgian Revival style and designed by architect Frederick Trimble. It was first home to FSC President Ludd Spivey, who is notable for both inviting Frank Lloyd Wright to FSC to design a modern campus and his long-term relationship with Wright.

STAFF RECOMMENDATION:

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

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

RE: Additional Information for Demolition Request Application
Property Address: 16 Lake Hollingsworth Dr, Lakeland, FL 33803

Dear Members of the Historic Preservation Board,

In response to your request for additional information regarding the demolition application for 16 Lake Hollingsworth Dr, Lakeland FL 33803, please find the following documentation submitted in accordance with LDC Article 11, Section 11.6.3.c:

1. Statement Addressing Demolition Review Criteria

a. Historic or Architectural Significance of the Building or Structure:

The home at 16 Lake Hollingsworth Dr was built in 1968. While it is more than 50 years old, it lacks historic or architectural characteristics. It is not representative of any notable architectural style, construction method, or associated with a significant person or event. The design and materials are typical of later mid 20th century suburban development and do not reflect the historic character of the surrounding district.

b. Importance of the Building or Structure to the Historic District:

This home is not considered a contributing structure within the historic district. It does not possess the design and integrity of neighboring historic properties. Its removal would not adversely affect the district's overall historic or visual context.

c. Future Utilization of the Site:

Our intention for the site includes the potential relocation and restoration of a historically appropriate structure that would positively contribute to the district. We are actively exploring opportunities to move a nearby potential historic structure to this site. If successful, this would preserve a structure with historic value and ensure its continued use within a compatible neighborhood context.

2. Relocation / Building Materials Salvage or Recycling Options

Due to significant structural issues—including floor slab water seepage and visible structurally problematic cracks in both interior and exterior walls—relocating the existing 1968 structure is not feasible. However we intend to carefully salvage usable materials, such as framing lumber, hardware, and other architectural components. These will be repurposed in future projects consistent with our mission to support historic preservation efforts in lakeland.

3. Structural Condition and Repair Considerations

The home was purchased in this partially renovated and unfinished condition, exhibiting notable structural concerns including floor slab water seepage and cracks in interior and exterior walls. Given the extent of these issues and the anticipated cost of necessary repairs, restoring the existing structure is not considered a feasible or responsible option.

4. Redevelopment Plans

We are not proposing new construction on the site at this time. Our goal is to preserve and enhance the district by potentially relocating a more historically appropriate structure to 16 Lake Hollingsworth Dr, enhancing the district's integrity and preserving a piece of local history. This approach reflects our commitment to architectural compatibility and historic preservation within the district.

5. Estimated Demolition Cost and Projected Timeframe

Based on contractor assessment the estimated cost for demolition is approximately (\$ to be set by contractor) . The demolition process is expected to take 2–4 weeks, subject to permitting and site conditions.

Should redevelopment proceed with relocation and restoration of a historic structure, we anticipate a project timeframe of approximately 12–36 months to account for site preparation, relocation logistics, and rehabilitation work following demolition.

Thank you for your consideration. We look forward to working collaboratively with the Historic Preservation Board and city staff to ensure a respectful and responsible outcome for this property.

Sincerely,



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