



AGENDA
HISTORIC PRESERVATION BOARD
Lakeland City Hall, City Commission Chambers
February 26, 2026, 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 January 22, 2026 Historic Preservation Board meeting minutes
- III. Old Business:
 - A. Historic Lakeland, Inc. Watch List Report
 - i. 2430 New Jersey Road*
 - ii. 632 Easton Street*
 - iii. 2304 Carolina Avenue*
 - iv. 417 Frank Lloyd Wright Way (C.W. Deen House)
 - v. 412 N. Massachusetts Avenue*
 - vi. 104-106 E. Main Street (Hartsell Building)
 - vii. 121-123 N. Kentucky Avenue (Montgomery Ward Building)
 - viii. 321 W. Peachtree Street*
 - ix. 809 Cornelia Avenue
- IV. New Business: NONE
- V. Adjourn for Design Review Committee

*Not located within a Historic District.

MINUTES

HISTORIC PRESERVATION BOARD

City Commission Chambers

Thursday, January 22, 2026

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, Abigail Hunt-Tidwell, Natalie Oldenkamp, Chris Olson, 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

Chair Dr. Bruce Anderson called the Thursday, January 22, 2026 meeting of the Historic Preservation Board ("Board") to order at 8:32 a.m. A quorum was reached, as six Board members were present.

II. Review and Approval of Previous Meeting Minutes

Mr. Chris Olson motioned to approve the December 18, 2025 meeting minutes as presented. Ms. Natalie Oldenkamp seconded the motion. The motion passed 6—0.

III. Old Business:

- A. Historic Lakeland, Inc. Watch List Report. Ms. Emily Foster provided the Board with an update on 302 E. Belvedere Street.
 - 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)
 - ix. 321 W. Peachtree Street
 - i. 809 Cornelia Avenue

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

IV. New Business:

- A. Workshop to discuss Certificate of Review application and submittal process, following Design Review Committee meeting. (City Commission Conference Room)

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
February 26, 2026
immediately following the Historic Preservation Board Meeting

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- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the January 22, 2026 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. **HPB26-012 – 811 Cumberland Street** – Final Approval requested to replace eleven wood windows with white vinyl windows on the second story of the house at the subject address. Owner: Loren Hulse Revocable Trust. Applicant: West Shore Home.
 - C. **HPB26-019 – 749 Vistabula Street** – Final Approval requested to demolish the house at the subject address. Owner: Dechomai Asset Trust, Bryan Clontz, Trustee. Applicant: David Bunch.
- V. Other Business: None
- VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE

City Commission Chambers

Thursday, January 22, 2026

Immediately following Historic Preservation Board meeting

(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, Cesar Perez and Michael Porter were present. Historic Preservation Board member Abigail Hunt-Tidwell was also 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

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

Mr. Chris Olson made a motion to approve the December 18, 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 fourteen (14) administratively approved Certificate of Review projects covering the period 12/9/25-1/15/26 was included with the agenda packet. In response to Ms. Natalie Oldenkamp, Ms. Emily Foster confirmed that the new fence for 1520 Boone Place (HPB25-231) will be a wood picket fence for the front yard portion. 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 City Attorney Katie Prenoveau.
- B.** **HPB25-236 – 204 Ariana Street** – Final Approval requested to construct a new accessory dwelling unit in the rear yard of the subject property. Owner: Janice Horzempa. Applicant: DBR Construction LLC.

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

Ms. Emily Foster presented the staff report, stating the subject property consists of an interior lot that is 0.23 acres in area. On the property is a one-story single-family house, constructed circa 1938 in the Frame Vernacular architectural style, and is a contributing building in the Dixieland Historic District, as of the 2025 resurvey. According to the Polk County Property Appraiser's office, the total living area of this house is 1,088 square feet. The Applicant proposes to construct a new Accessory Dwelling Unit at the rear of the

property. The overall dimensions of the proposed ADU are 23 feet 8 inches by 23 feet 8 inches with a total living area of 419.3 square feet. The ADU will have a gabled roof with a 9/12 pitch and a small integrated porch on the front (north) elevation, as well as a 'lean-to' storage area on the west side elevation. Materials proposed to be used for the ADU include:

- Concrete slab foundation and CMU structure
- Fiber-cement siding, trim, and corner boards
- Vinyl windows with a one-over-one lite configuration
- Fiberglass entry door
- Asphalt/fiberglass architectural roofing shingles
- Fascia is TBD, and vinyl soffit

The site plan submitted for this request shows building setbacks that comply with the requirements set forth in the City's Land Development Code.

Ms. Foster stated that the request was evaluated using Article 11 of the Land Development Code, Secretary of the Interior's Standards #9 and #10, and Chapter 4 of the Design Guidelines for Historic Properties. Staff finds that this proposed new construction does not disturb the spatial relationships of surrounding buildings, and the essential form and integrity of the principal house is maintained. In evaluating the request with the Design Guidelines, staff finds the subordinate scale of the ADU and its simplified design to be consistent with the Design Guidelines. Staff also finds the materials, fenestration, and roof form and pitch to be consistent with the Design Guidelines, and the structure is appropriately located to the rear of the lot. This structure is compatible with the development pattern in the Dixieland neighborhood, in which accessory dwellings are commonly found in both historic and contemporary forms. Finally, while the proposal generally conforms with the requirements of Land Development Code ("LDC") concerning accessory dwelling units, this ADU proposal will require approval by the Planning and Zoning Board prior to receiving a building permit. To comply with the ADU development requirements in the LDC, the site plan will need to be revised to show one parking space for the ADU. Ms. Foster stated staff recommends Final Approval of the request with the condition that windows must be installed with a recess to provide a shadow line instead of installed flush with the exterior wall.

Chair Porter asked if the applicant had any additional comments or questions. Mr. Shaun Irwin was present in support of the request. Mr. Irwin had no additional comments or questions.

In response to Chair Porter, Mr. Irwin stated he agrees with the recommendation.

Discussion ensued among the Applicant and Board regarding the corner boards and columns.

MOTION: Final approval of the request with the condition recommended by staff. (B. Anderson/C. Olson, 5—0).

V. Other Business: NONE

VI. Adjournment: There being no further business, the meeting was adjourned at 8:56 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation

Number Location Description	Milestone	Approved
<u>HPB26-010</u> 122 LAKE AVE S, LAKELAND, FL 33801 Replacing 6 metal awning windows size for size with one vinyl horizontal slider window (FL# 5179.9) and 5 vinyl single-hung sash windows (FL#5414.4)	Certificate of Review with Conditions Issued	01/23/26
<u>HPB26-011</u> 549 HANCOCK ST W, LAKELAND, FL 33803 Installation of 6' wood stockade fence at sides/rear of property and 4' aluminum rail fence at rear of property.	Certificate of Review Issued	01/16/26
<u>HPB26-013</u> 1201 FLORIDA AVE S, LAKELAND, FL 33803 Refacing of existing Marathon gas station canopy fascia. Plastic with external lighting only on fascia - marathon logo 20 sqft 48" in height 60" in width will not be lighted.	Certificate of Review Issued	01/20/26
<u>HPB26-014</u> 840 WALNUT ST E, LAKELAND, FL 33801 Construction of below ground pool with travertine decking. Pool not visible from street; located in back yard.	Certificate of Review Issued	01/21/26
<u>HPB26-015</u> 414 PATTERSON ST W, LAKELAND, FL 33803 Install 40 linear feet of 6'h full privacy tan vinyl fence in rear yard of subject property.	Certificate of Review Issued	01/23/26
<u>HPB26-016</u> 606 PATTERSON ST W, LAKELAND, FL 33803 Replacing the current interior wood fencing with white vinyl privacy fencing in rear yard of subject property.	Certificate of Review Issued	01/23/26
<u>HPB26-017</u> 1034 MISSISSIPPI AVE, LAKELAND, FL 33803 Replacement of badly deteriorated wood windows on the north side of our house and on the south side of our house. The front and rear windows will not be replaced. The existing windows (total of 9) on the side elevations of house are in very poor shape and they have already been refurbished over 10 years ago, but they are very rotted currently. The windows are about to fall out and are allowing water intrusion in interior walls. Replacement windows will be vinyl single-hung sash windows with a exterior mounted Prairie grid on the upper sash to match the historic windows (FL#1435).	Certificate of Review with Conditions Issued	02/05/26
<u>HPB26-018</u> 517 WILSON AVE S, LAKELAND, FL 33801 Remove and replace existing concrete driveway including apron and sidewalk, add new 8'5 x 19 concrete pad near right elevation fenceline. Driveway flares will be 3'. The curb will have a 3' transition in the apron. 12"x12" footer will be placed where apron meets the road. The sidewalk will meet ADA standards max 2% cross slope. The thickness of the apron will be 6". The rest of the driveway is 4" thick with 3000psi.	Certificate of Review Issued	02/05/26
<u>HPB26-021</u> 606 PATTERSON ST W, LAKELAND, FL 33803 Conversion of existing screened rear porch/addition to enclosed conditioned space within the current footprint and roofline. Work includes removal of screen panels and windows, installation of framed exterior walls, insulation, drywall, and installation of a rear door matching existing size and location.	Certificate of Review Issued	02/13/26
<u>HPB26-023</u> 948 PALMETTO ST E, LAKELAND, FL 33801 Install 78' of 6' High Golden Oak Tongue and Groove PVC Fence with matte finish in the west side and rear yards.	Certificate of Review Issued	02/04/26

HPB26-024

1000 PENNSYLVANIA AVE, LAKELAND, FL 33803

ADDING SLEEPER SYSTEM WITH DECKING AND HANDRAILS TO FLAT ROOF ON NORTH SIDE ELEVATION OF HOUSE. DOOR FROM MASTER BEDROOM TO DECK IS ALREADY EXISTING WE ARE JUST MAKING THE SPACE USABLE.

Certificate of Review Issued

02/04/26

HPB26-025

923 CUMBERLAND ST, LAKELAND, FL 33801

Installation of a new set of concrete steps on the driveway side of the front porch and new wood railings wrapping the existing porch.

Certificate of Review Issued

02/16/26

HPB26-028

826 SUCCESS AVE, LAKELAND, FL 33801

CHANGE OUT GARAGE DOOR SIZE FOR SIZE

Heritage 1000 Short Panel, White, Size 9'x7', With SP Glass (FL#31372.29). Design is the same as existing.

Certificate of Review Issued

02/13/26

Total Planning Projects Approved: 13



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
February 26, 2026**

Project #	HPB26-012
Project Type	Exterior Alteration: Replacement Windows
Property Address	811 Cumberland Street
Historic District; FMSF#	South Lake Morton Historic District #PO00530, "T.H. Lander House"
Owner/Applicant	Loren Hulse Revocable Trust \ West Shore Home
Zoning; Context District; Future Land Use; SPI	RA-4; Urban Neighborhood; Residential Medium; South Lake Morton SPI
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	N/A

REQUEST

The Applicants request approval for eleven replacement windows installed without Design Review approval.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot of record (Park Hill Subdivision, Block E, Lot 5) that is 0.16 acres in size (50' X 135'). This lot contains a single-family house in the Bungalow architectural style, built circa 1925, that is a contributing building in the South Lake Morton Historic District. The two-story house has a rectangular plan oriented to Cumberland Street, and features a double front-gabled roof with a side gabled second story. The front porch is supported by three tapered, stuccoed columns. Additional character-defining features of the house include decorative beams in the gables, 90-degree lattice in the gable vents, stucco cladding, a brick chimney, and a combination of three-over-one wood double-hung sash and ten-lite wood casement windows.

On January 8, 2026, a Code Enforcement violation was issued for replacing eleven windows on the second story of this house without a Certificate of Review and Building Permit. The historic double-hung sash wood windows were replaced with double-hung sash vinyl windows with a three-over-one simulated divided lite appearance with the "grids" sandwiched between the double-pane window glass. All original window trim and casing appear to have been retained.

Based on the code violation, a Stop-Work Order was issued. The Applicant applied for Minor Review (HPB26, but that application was denied as the window replacement was inconsistent with the Design Guidelines for Historic Properties. The Applicant also has applied for a building permit, which is currently pending due to this request. According to the Applicant, the historic wood windows that were removed have been disposed of.

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 project:

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

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

The following *Design Guidelines* apply to this project:

Chapter 6 Exterior Architectural Features: Alteration and Maintenance; Sub-Chapter 6.4 Windows and Shutters (for Contributing Buildings)

- Preserve original windows. Original windows should be repaired and restored, rather than replaced.
- Use clear replacement glass to repair broken panes. Do not use tinted, reflective, opaque, or other non-traditional glass types.
- 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. Window head heights should be consistent throughout the building. Avoid enlarging or diminishing window openings to fit air conditioning units.
- 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:

Typically, window replacement requires only staff-level review and approval, as long as the replacement window complies with the Design Guidelines. Because the request did not comply with the Design Guidelines, it was referred to the Committee for review.

Original windows are character-defining features of a historic building, and their replacement with modern windows can adversely affect the architectural integrity of a building. The architectural style of the subject house is Bungalow, which is expressed in part by its three-over-one historic wood windows. In cases of severe deterioration, replacement windows may be approved as long as adequate justification is provided and the replacement windows match the historic windows in appearance, including: pane configuration, dimensional muntins attached to the exterior glass, installation with an adequate recess and profile, and maintaining or replicating the historic trim and casing.

Staff finds that the justification statement provided by the Applicant does not meet the guidelines for replacing the subject windows, as the statement did not prove the windows satisfied the conditions of being “beyond repair.” Instead, the statement cited poor insulation, increased energy costs, inoperability, and deteriorating wood. In one photograph provided by the Applicant, the sill of the window is clearly rotting due to a window air conditioning unit in that window, and the rot has been caused from the condensation of the A/C unit. The other photographs suggest windows in repairable condition. Further, the Design Guidelines do not include energy efficiency as a reason to replace windows.

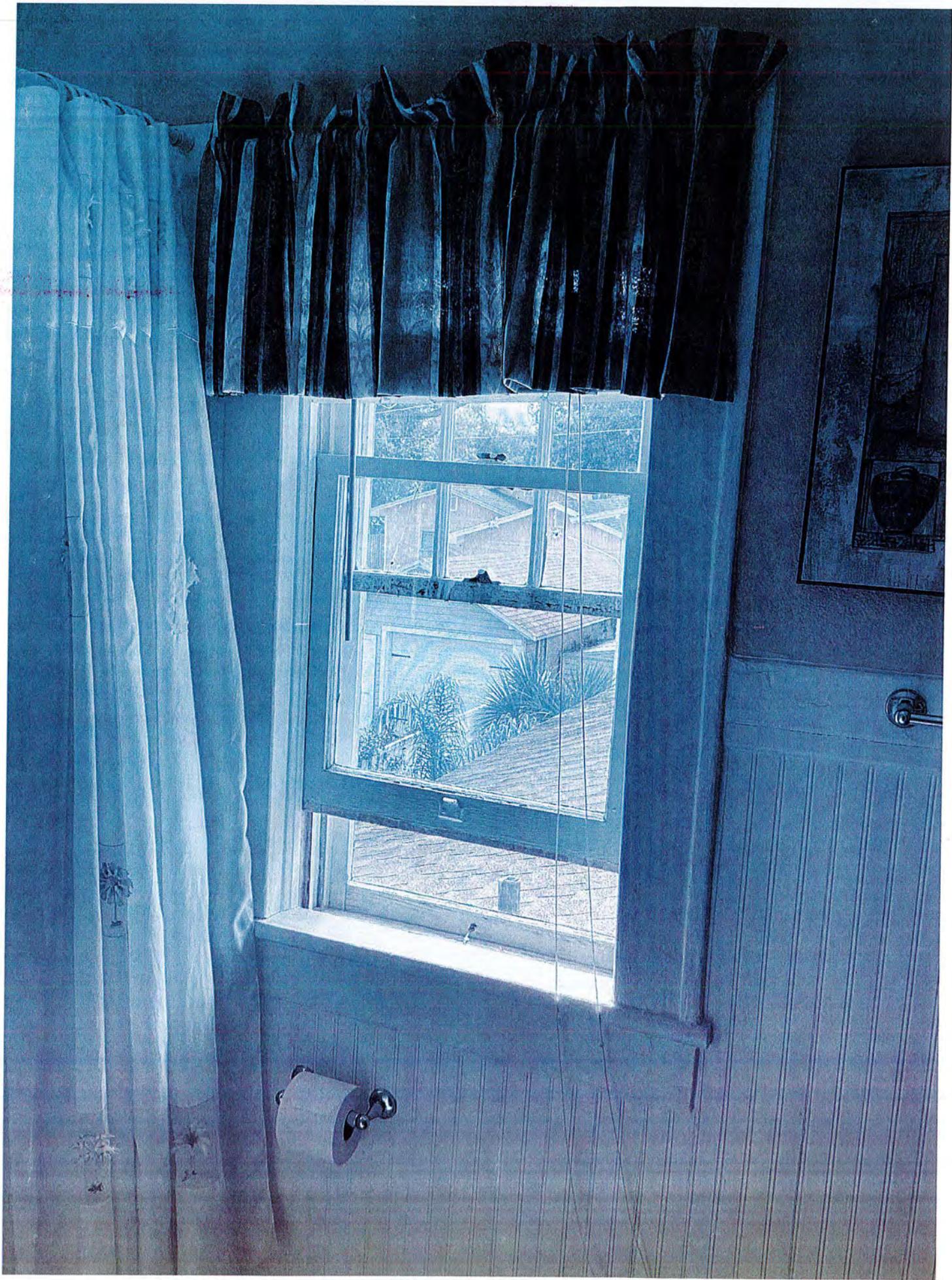
While the original window trim was maintained, keeping the original profile of the window openings, staff finds that the replacement window grids are sandwiched between the double-pane window glass, which does not comply with the exterior-mounted, dimensional muntin requirement. In addition, the frame of the replacement window adds bulk to the window opening, which results in a visually smaller window sash than the historic wood windows.

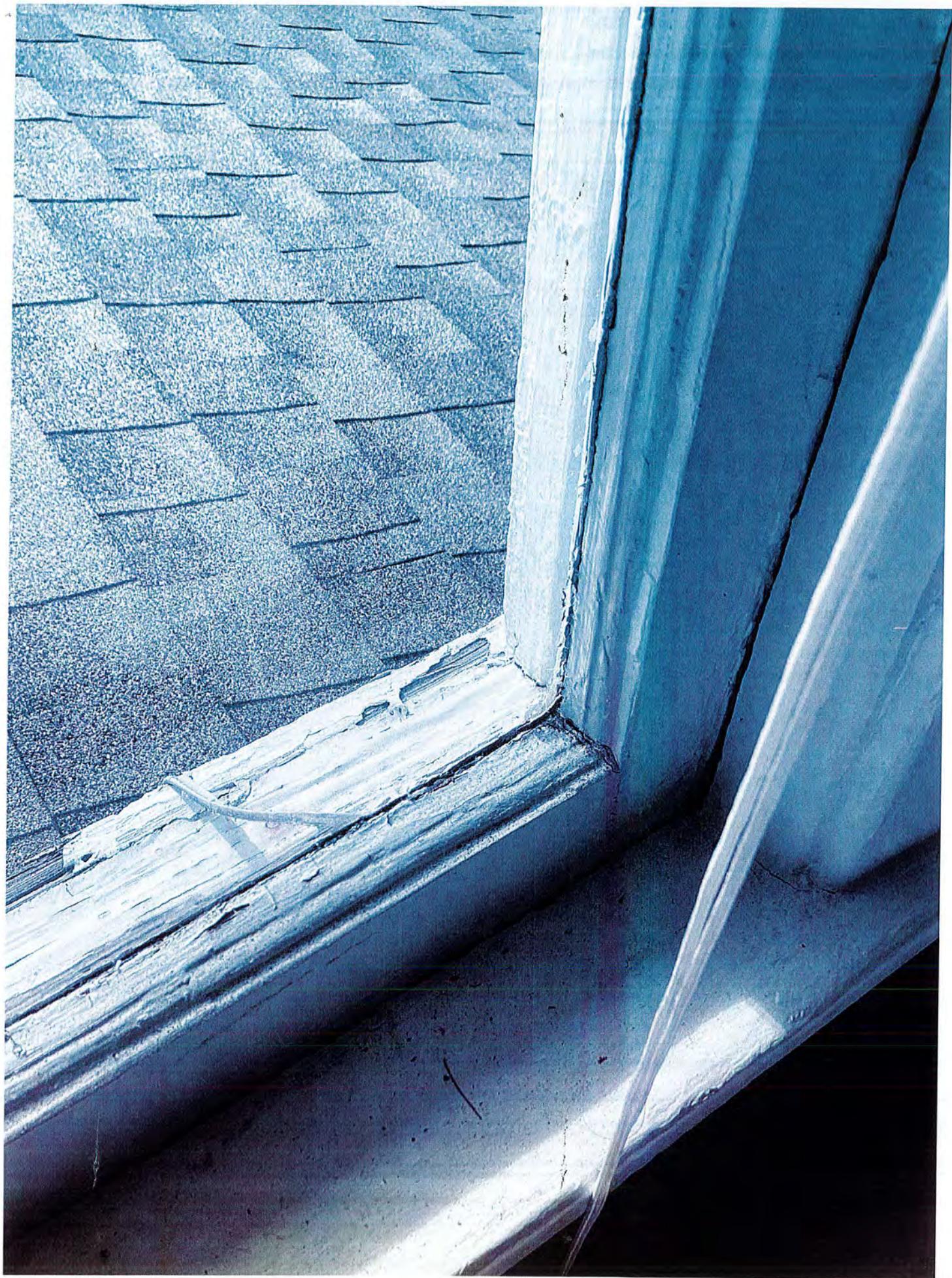
For these reasons, staff finds this request does not comply with the Design Guidelines. As the historic windows have been disposed of, staff suggests replacement wood or composite sashes be constructed to fit within the original frame, per the Design Guidelines (page 225).

STAFF RECOMMENDATION:

Denial of the request as submitted.

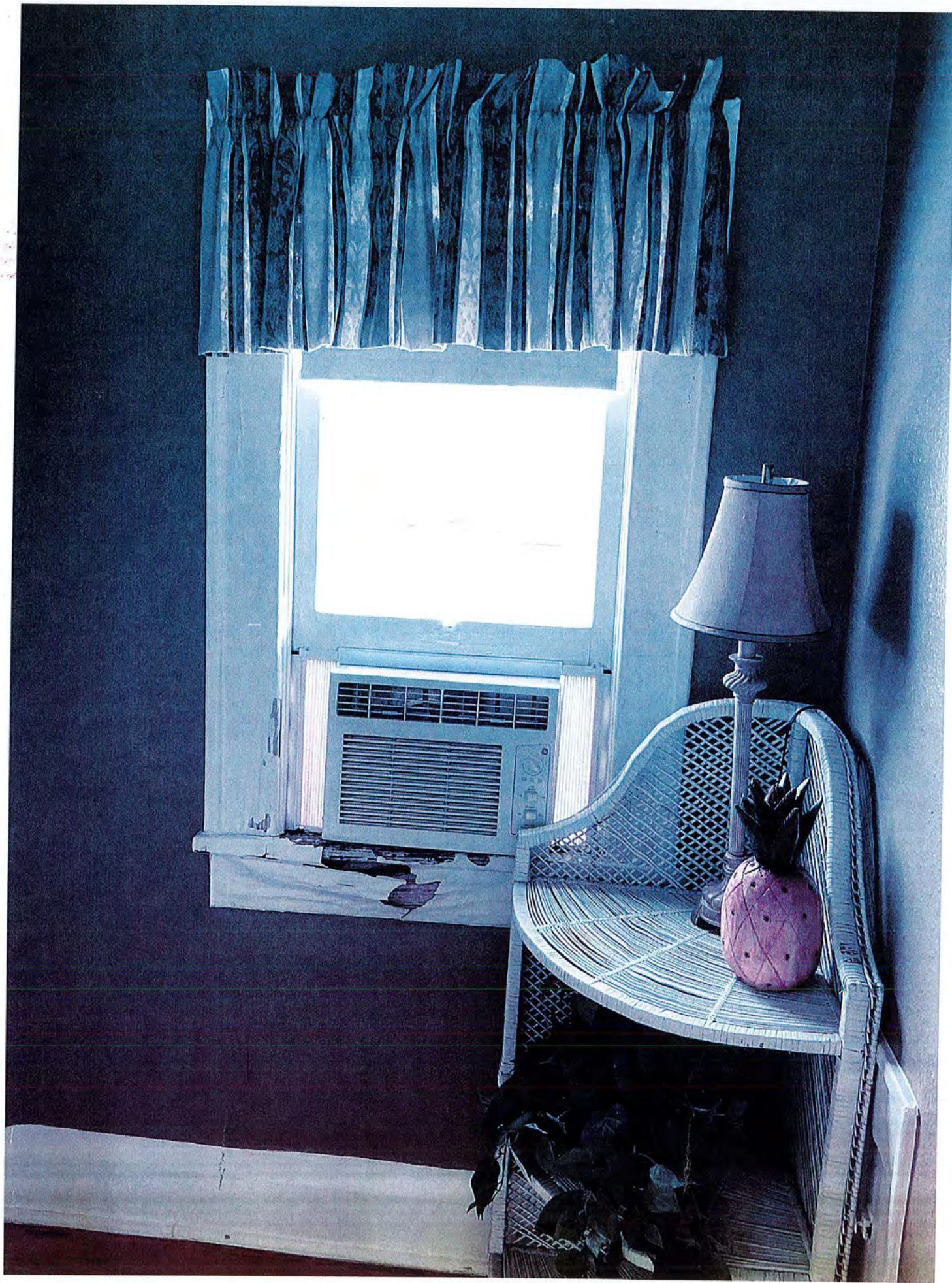
Report prepared by: Emily Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board

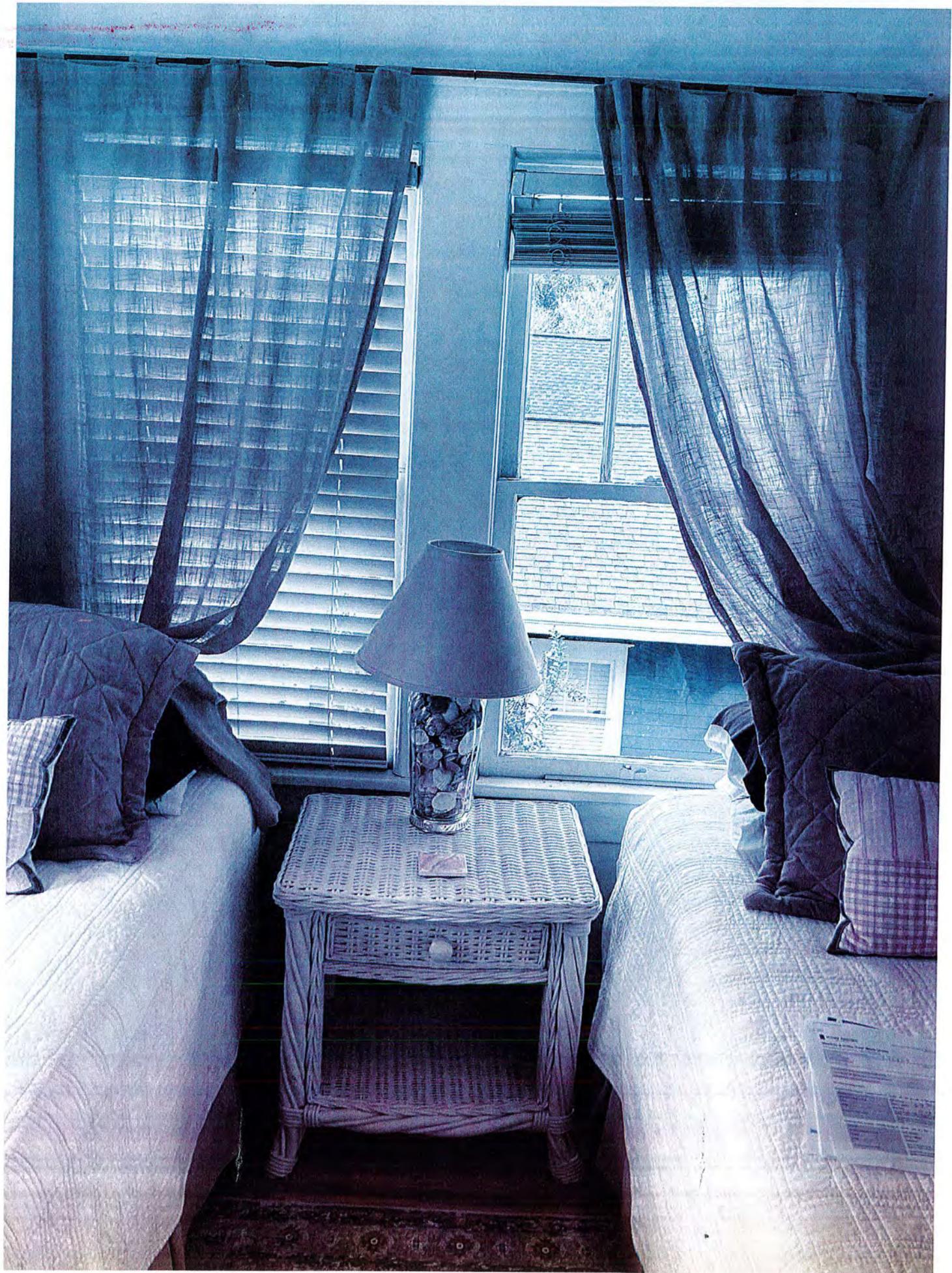


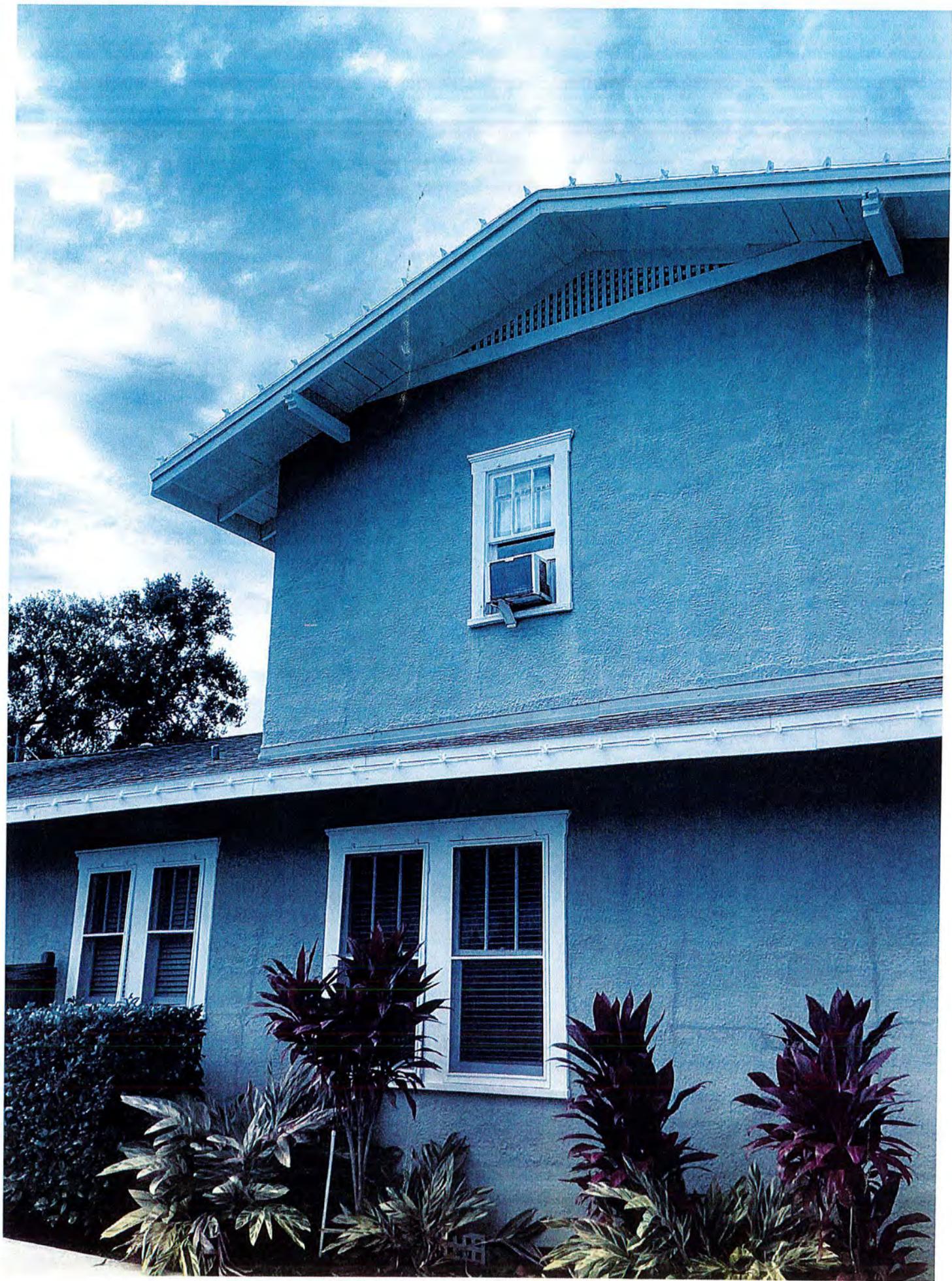




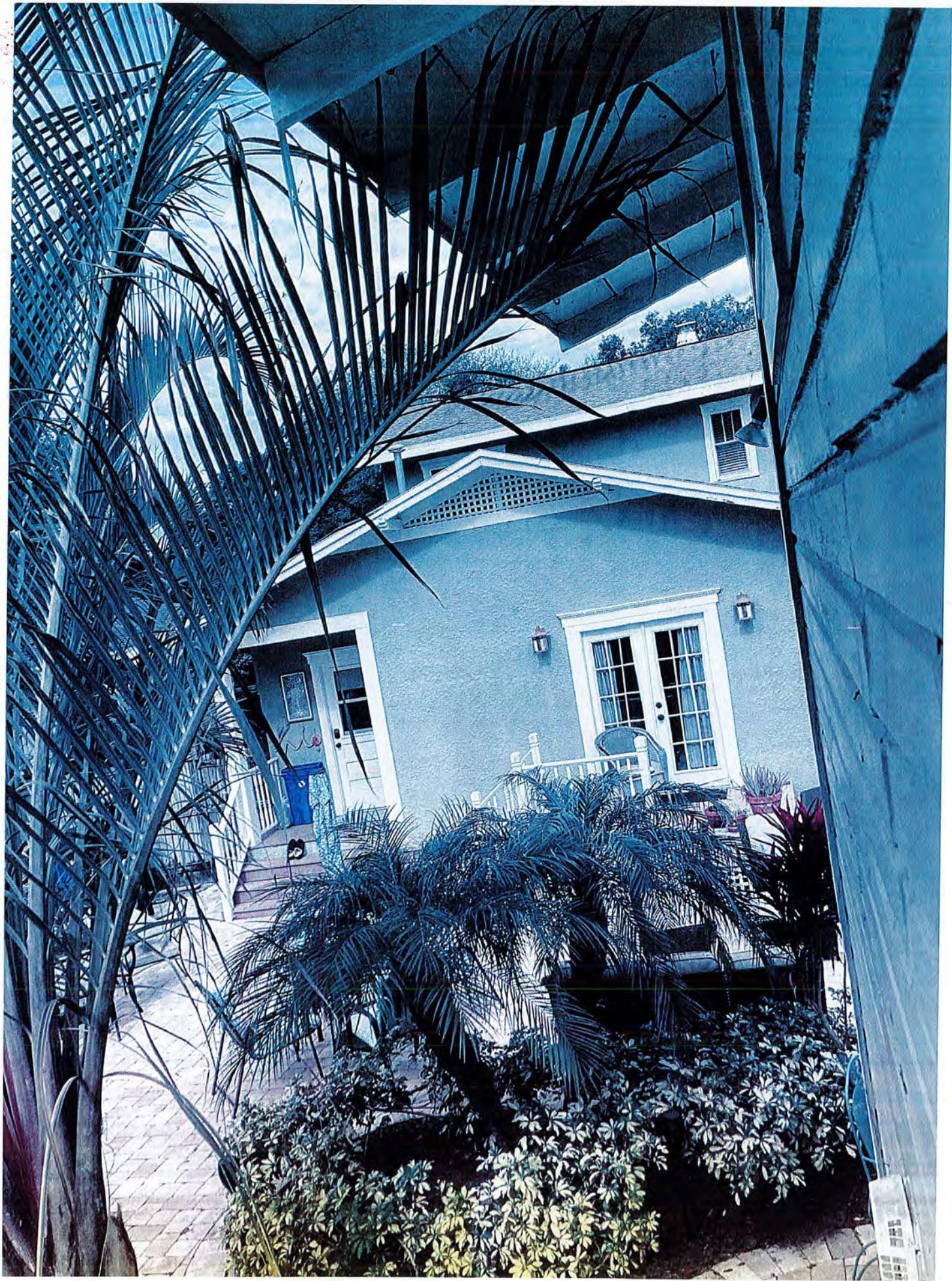


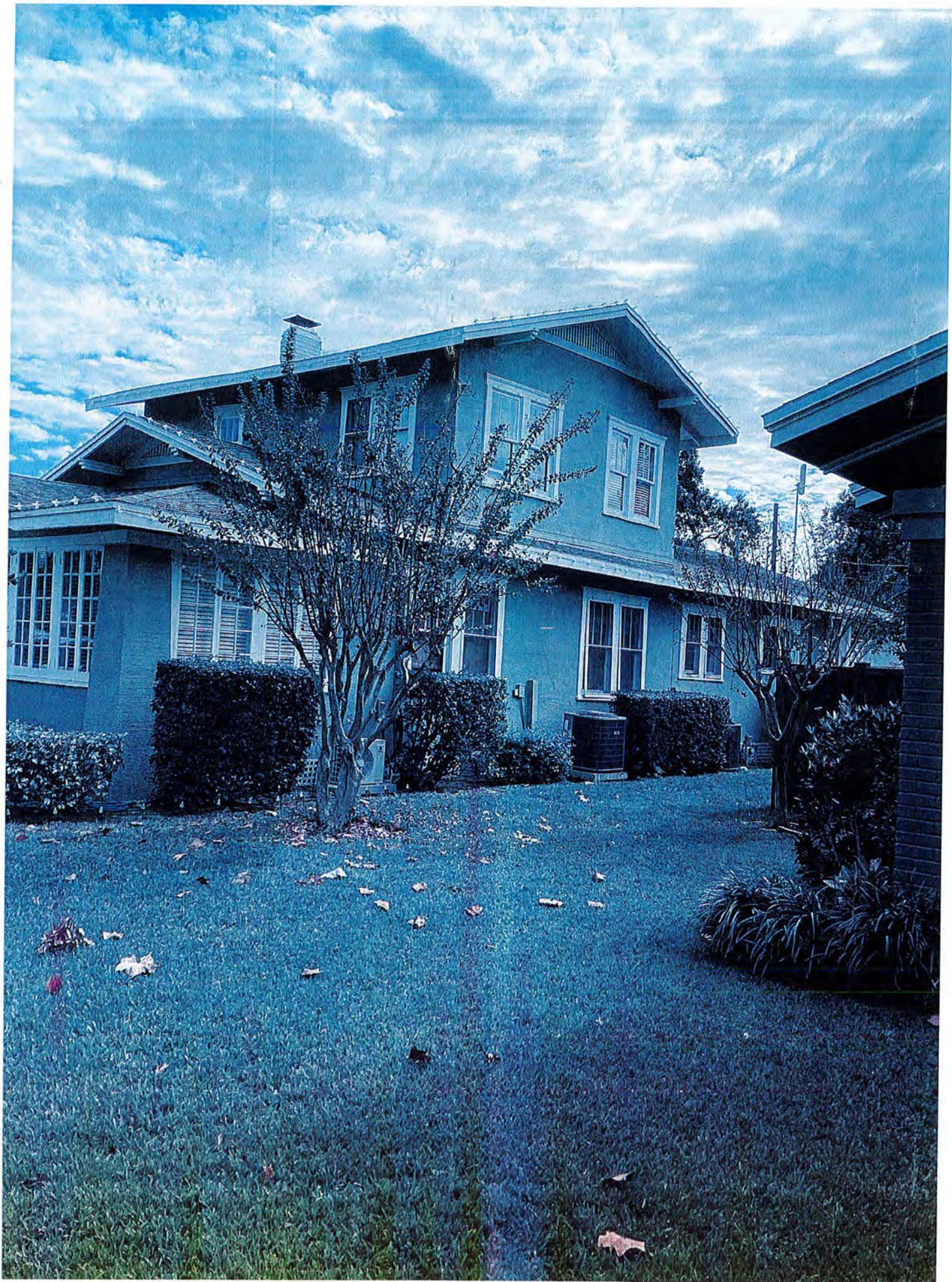


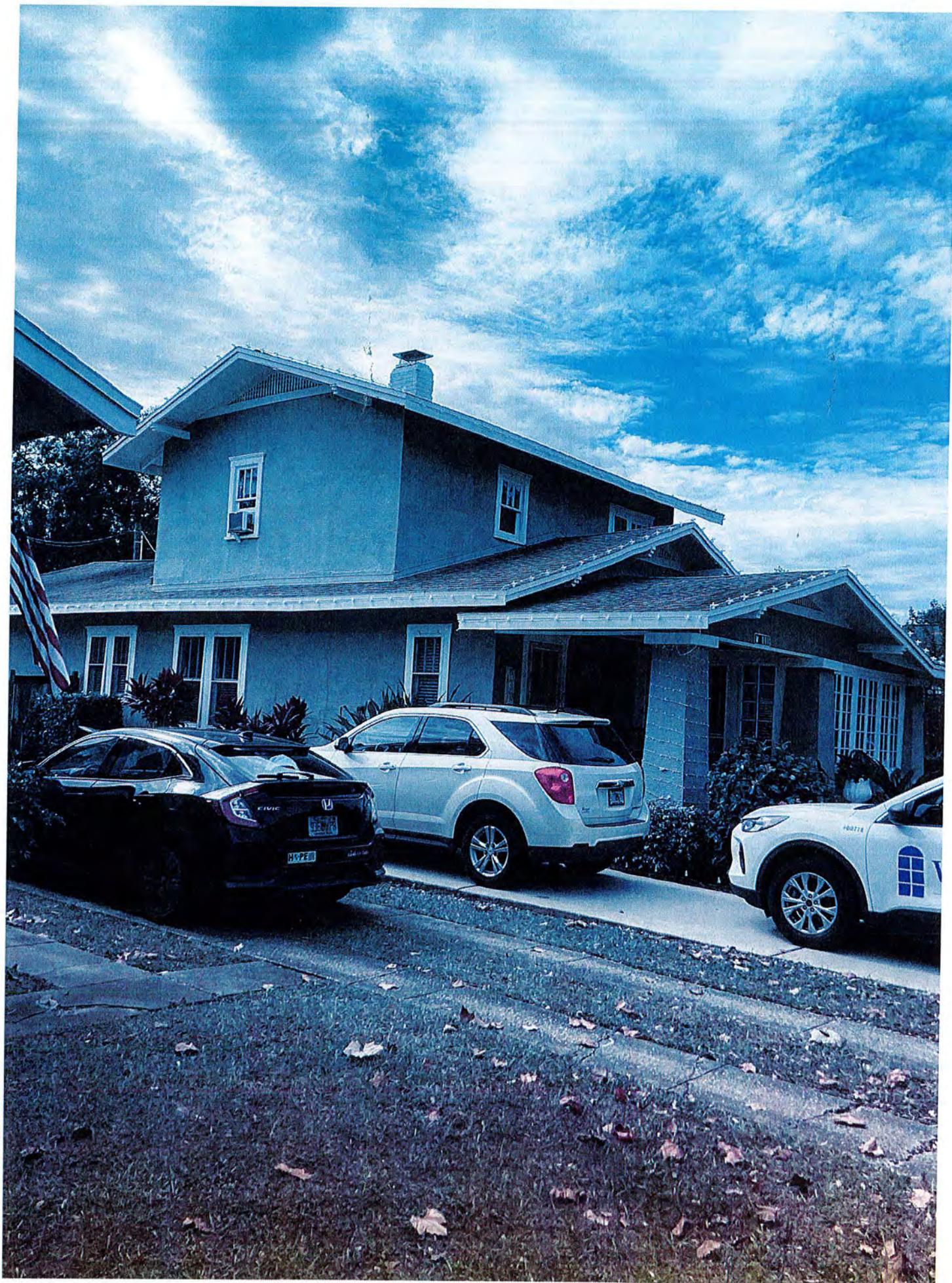














Justification Statement for Historic Review

Lorene Hulse contacted West Shore Home LLC regarding multiple issues with the existing windows at her residence. The original windows were outdated and constructed of deteriorating wood, resulting in poor insulation, increased energy costs, and added strain on the home's heating and air conditioning systems.

The condition of the windows also created operational and safety concerns. Several windows were difficult or impossible to operate due to age and rot, limiting proper ventilation and functionality. The deteriorated wood further reduced the security of the home and detracted from the appearance of an otherwise well-maintained historic residence.

To resolve these issues while preserving the historic character of the home and neighborhood, West Shore Home LLC was contracted to install new vinyl replacement windows in a white-on-white finish. This selection was made to closely match the original appearance of the existing windows and minimize visual impact to the historic façade. The new windows provide improved energy efficiency, restored operability, enhanced security, and an overall improvement to the home's appearance.

The window replacement supports the continued preservation and livability of the historic property while maintaining compatibility with the architectural character of the surrounding historic district.



OF INSTALLERS NEEDED: 6

CUSTOMER: Hulse

TECH: Mick

DAYS TO COMPLETE: 1

ADDRESS: 811 Cumberland ST Lakeland

- Type of tear out Wooden

- Any mullions being removed Yes No

- Will shutter/blinds fit again Yes No

- Bays/Bows

- Roof or soffit tie in
- Supports or brick underneath? Condition? _____
- Need jamb depth & projection (degree) _____
- If in brick extend jamb to brick
- Exterior opening size _____

- Shoemold _____

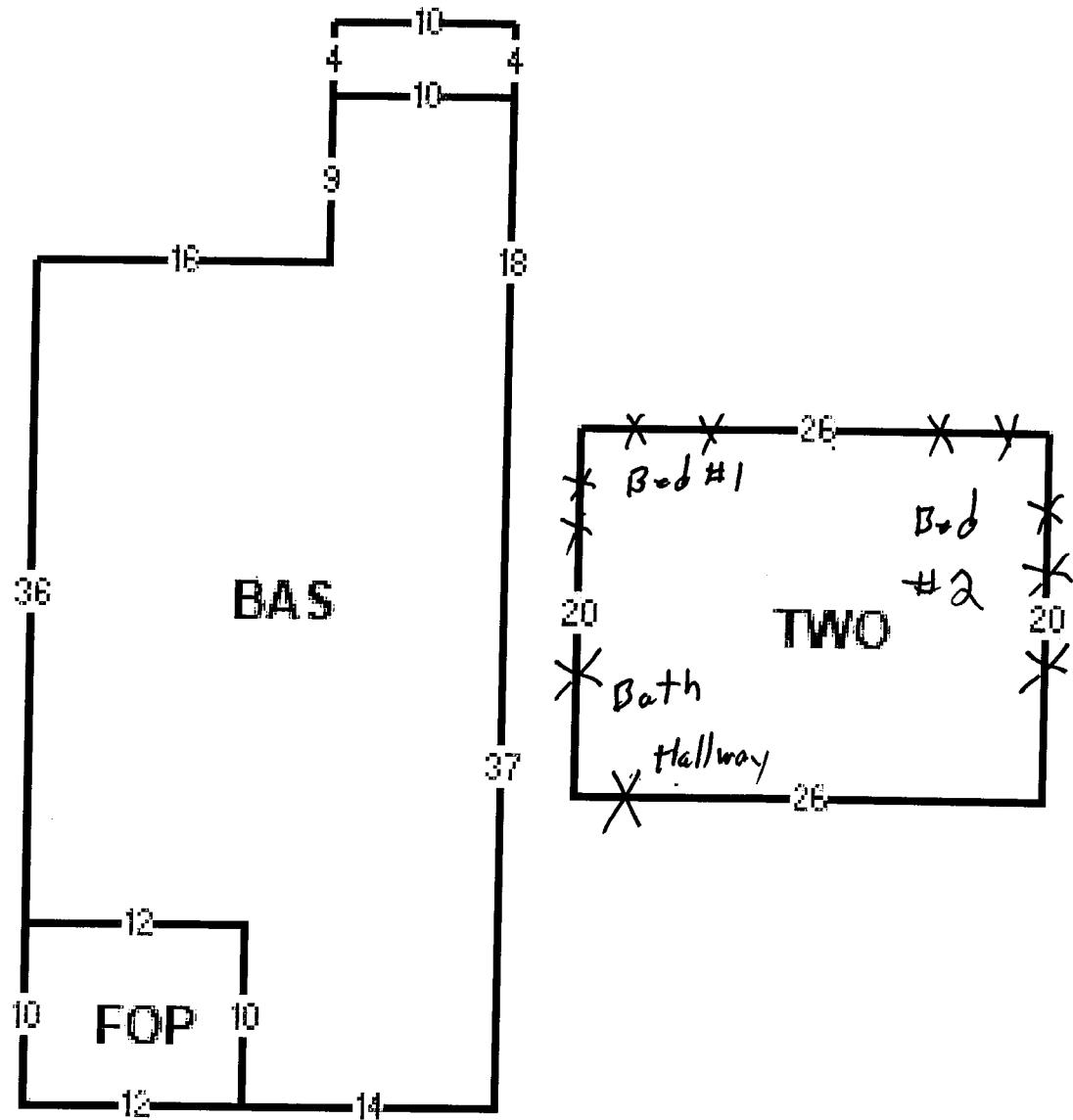
- Changes Made Yes No

PPE

NOTES:

Lead Prescht!

Second Floor Windows
May need to replace sill 1" thick
Hallway





In keeping with our Core Value of *Do the Right Thing Always*, West Shore Home has contracted with one or more Private Providers to perform any required inspection services on work performed in your home in accordance with s. 553.791. This allows us to provide our customers additional peace of mind by utilizing independent verification that work meets all local and state requirements by using an approved Private Provider.

Any applicable permit applications, inspections, and close out will be performed by West Shore Home, LLC and the Private Provider. All documentation required to be submitted will be handled by both West Shore Home, LLC and the Private Provider as necessary. You, as the customer, will not need to do anything. These documents can be made available to you, the Customer, upon request.

By signing below you are acknowledging that you have been made aware of the use of a Private Provider and that you allow both West Shore Home, LLC and CT Solutions of Florida, LLC to act as the Owners Agent, including permission to sign as Owners Agents when necessary.

CT Solutions of Florida, LLC

Customer Name: Lorene Hulse
Customer Signature: Lorene Hulse
Date: 12/1/25 WSH Job Number: 577269 Contractor #: CR1265182


Product Approval
 USER: Public User

[Product Approval Menu](#) > [Product or Application Search](#) > [Application List](#) > **Application Detail**
FL # 284186 |

FL28486-R3

Application Type

Editorial Change

Code Version

2020

Application Status

Approved

*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.

Comments

Archived

Product Manufacturer

Regency Plus Inc

Address/Phone/Email

2000 Locust Gap Highway

Mount Carmel, PA 17851

(570) 339-3374

tony@cwbyrpi.com

Authorized Signature

Tony Procopio

tony@cwbyrpi.com

Technical Representative

Tony Procopio

Address/Phone/Email

2000 Locust Gap Hwy

Mount Carmel, PA 17851

(570) 339-3374

tony@cwbyrpi.com

Quality Assurance Representative

Address/Phone/Email

Category

Windows

Subcategory

Double Hung

Compliance Method

Certification Mark or Listing

Certification Agency

National Accreditation & Management Institute

Validated By

National Accreditation & Management Institute

Referenced Standard and Year (of Standard)

Standard**Year**

AAMA/WDMA/CSA 101/I.S.2/A440

2011

Equivalence of Product Standards

Certified By

Product Approval Method

Method 1 Option A

Date Submitted

04/20/2022

Date Validated

04/21/2022

Date Pending FBC Approval

Summary of Products

FL #	Model, Number or Name	Description
28486.1	Series 8313 Vinyl Tilt Double Hung Window	Series 8313 Vinyl Tilt Double Hung Window 53" x 77" Non-Impact Through Jamb Anchoring.
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +50/-50 Other:		Certification Agency Certificate FL28486_R3_C_CAC_NI014261-R3.pdf Quality Assurance Contract Expiration Date 10/31/2028 Installation Instructions FL28486_R3_II_RPLS0076_Rev0_Series-8313-DH_ss.pdf Verified By: Robert J. Amoruso, P.E. FL License No. 49752 Created by Independent Third Party: Yes Evaluation Reports FL28486_R3_AE_PERN02579_Rev2_FL28486_8313_DH_ss.pdf Created by Independent Third Party: Yes

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Product Approval Accepts:



Credit Card
Safe



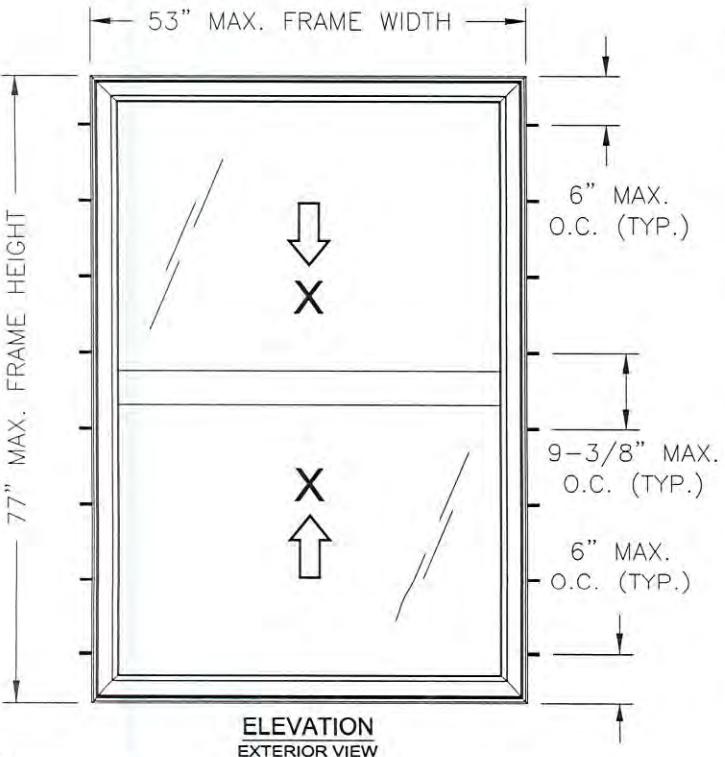
REGENCY PLUS, INC.

SERIES 8313 VINYL TILT DOUBLE HUNG WINDOW

INSTALLATION ANCHORAGE DETAILS

NOTES:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH REQUIREMENTS OF THE CURRENT FLORIDA BUILDING CODE EXCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ).
2. WOOD FRAMING, 2X WOOD BUCK, METAL FRAMING AND CONCRETE/MASONRY OPENING TO BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE. FRAMING AND CONCRETE/MASONRY OPENING IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
3. 1X BUCK OVER CONCRETE/MASONRY IS OPTIONAL WHERE 1X BUCKS ARE USED, INSTALLATION ANCHORS WILL PASS THROUGH WINDOW FRAME AND 1X BUCK INTO CONCRETE/MASONRY SUBSTRATE. WHERE 1X BUCK IS NOT USED, INSTALLATION ANCHORS WILL PASS THROUGH WINDOW FRAME INTO CONCRETE/MASONRY SUBSTRATE. DISSIMILAR MATERIALS MUST BE SEPARATED WITH APPROVED COATING OR MEMBRANE. SELECTION OF COATING OR MEMBRANE IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
4. THE PRODUCT SHOWN HEREIN HAS BEEN TESTED TO THE FOLLOWING.
 - 4.1. AAMA/WDMA/CSA 101/I.S.2/A440-11. SEE TEST REPORT NO. NCTL-110-21524-2, DATED 10/16/18 BY NATIONAL CERTIFIED TESTING LABORATORIES, YORK, PA.
5. MATERIAL:
 - 5.1. FRAME: EXTRUDED RIGID PVC
 - 5.2. REINFORCEMENT:
 - 5.2.1. GALVANIZED STEEL TUBE - TOP RAIL OF SASH AND INTERIOR MEETING RAIL
 - 5.2.2. U-SHAPED GALVANIZED STEEL - BOTTOM RAIL OF SASH AND EXTERIOR MEETING RAIL.
6. GLAZING:
 - 6.1. GLAZING DETAIL AS TESTED: 22.1mm (0.870") NOMINAL O.A. IGU COMPRISED OF 2 LITES OF 3mm (0.119") TEMPERED GLASS AND 16.05mm (0.632") STAINLESS STEEL SPACER (TYPE SS-D). INTERIOR GLAZED AGAINST A (2)-LEAF DUAL DUROMETER BACK BEDDING AND A SNAP-IN (2)-LEAF DUAL DUROMETER RIGID VINYL GLAZING BEAD.
 - 6.2. AS TESTED GLAZING MEETS ASTM E1300-09a FOR THE DESIGN CONDITIONS SHOWN IN THIS PRODUCT APPROVAL DOCUMENT.
 - 6.3. ALTERNATE GLAZING MEETING THE REQUIREMENTS OF AAMA/WDMA/CSA 101/I.S.2/A440 SHALL BE ALLOWED PER ASTM E1300 IN NON-HVHZ LOCATIONS.
7. APPROVED IMPACT PROTECTIVE SYSTEM IS REQUIRED FOR THIS PRODUCT IN WIND BORNE DEBRIS REGIONS.
8. SHIM AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIM. SHIM WHERE SPACE OF 1/16" OR GREATER OCCURS. MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4".
9. FOR ANCHORING INTO CONCRETE/MASONRY USE 3/16" FLAT HEAD TAPCONs WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/2" MINIMUM EMBEDMENT INTO CONCRETE WITH 1 1/8" MINIMUM EDGE DISTANCE AND 1" MINIMUM EMBEDMENT INTO MASONRY WITH 2" MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS. ANCHOR LOCATIONS HAVE +/- 1" TOLERANCE.
10. FOR ANCHORING INTO WOOD FRAMING OR 2X BUCK USE #10 FLAT HEAD WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 3/8" MINIMUM EMBEDMENT INTO SUBSTRATE WITH 3/4" MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS. ANCHOR LOCATIONS HAVE +/- 1" TOLERANCE.
11. FOR ANCHORING INTO METAL STRUCTURE USE #10 FLAT HEAD SMS OR SELF DRILLING SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE 3 THREADS MINIMUM BEYOND STRUCTURE INTERIOR WALL WITH 3/4" MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS. ANCHOR LOCATIONS HAVE +/- 1" TOLERANCE.
12. ALL FASTENERS TO BE CORROSION RESISTANT.
13. INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BELOW:
 - 13.1. WOOD - MINIMUM SPECIFIC GRAVITY OF G=0.42
 - 13.2. CONCRETE - MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI
 - 13.3. MASONRY - STRENGTH CONFORMANCE TO ASTM C-90, MEDIUM WEIGHT WITH DENSITY > 117 PCF
 - 13.4. METAL STRUCTURE: STEEL 18GA (0.0428"), 33KSI OR ALUMINUM 6063-T5 0.048" THICK MINIMUM



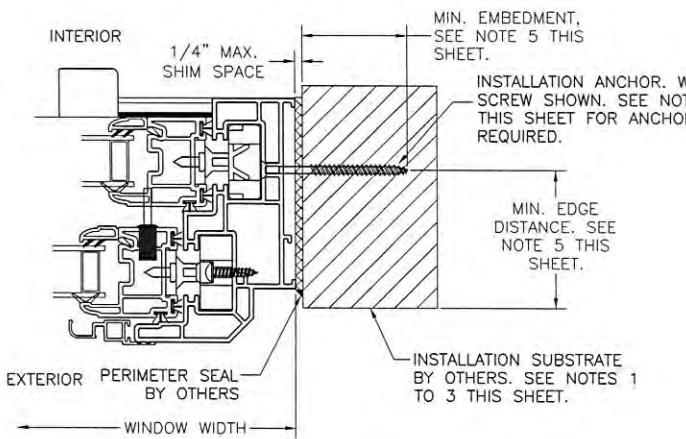
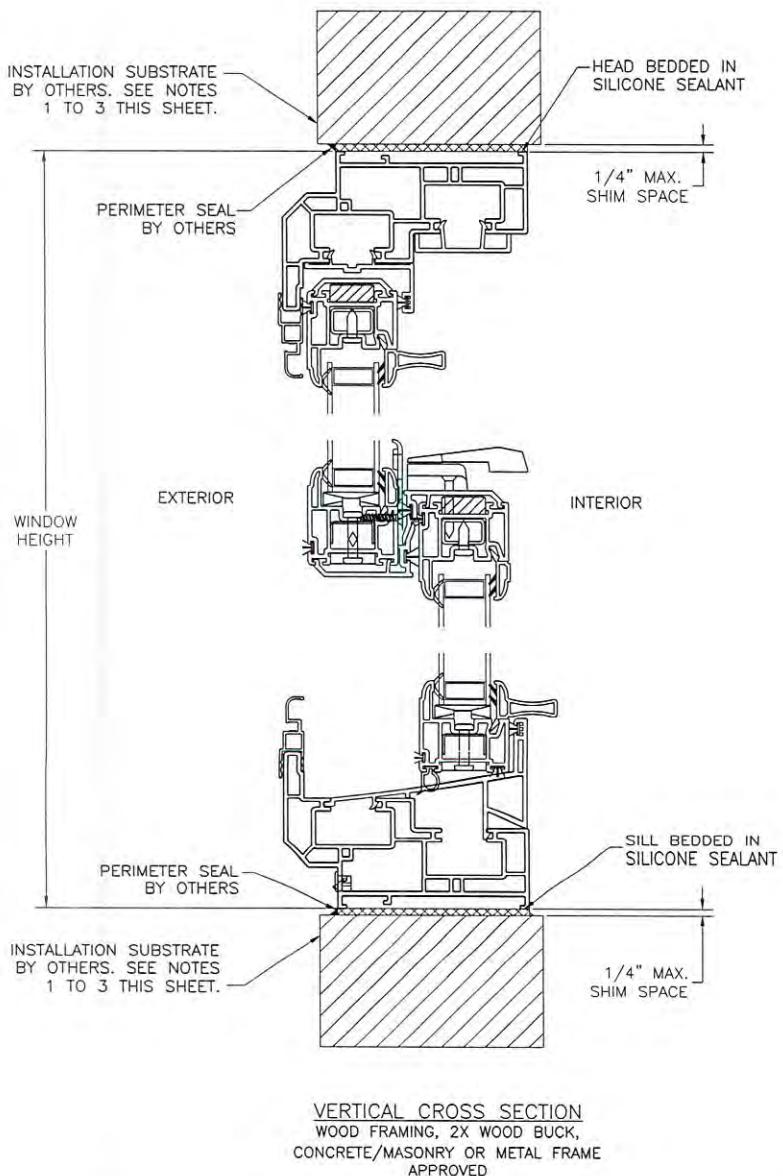
NOTES:

1. MAXIMUM TOP SASH SIZE: 49.063" X 37.188"; MAXIMUM BOTTOM SASH SIZE: 50" X 37"
2. MAXIMUM TOP SASH D.L.O.: 45.563" X 33.375"; MAXIMUM BOTTOM SASH D.L.O.: 46.813" X 33.188"
3. 0.938" X 0.25" WEEP HOLE AT 1" FROM EACH END OF EXTERIOR SILL FACE.
4. 1.27" X 0.3" WEEP HOLE AT 3.625" FROM EACH END OF EXTERIOR SILL FACE.
5. 0.375" X 0.375" WEEP HOLE AT EACH END OF INTERIOR SILL TRACK.

TABLE OF CONTENT	
SHEET	DESCRIPTION
1	ELEVATION, ANCHORING AND NOTES
2	INSTALLATION DETAILS
3	BILL OF MATERIALS

DESIGN PRESSURE RATING (PSF)	IMPACT RATING
+50.0/-50.0	NONE

PROJECT #418-1001	
REGENCY PLUS, INC.	2000 LOCUST GAP HIGHWAY
MT. CARMEL, PA 17851	ELEVATION, ANCHORING AND NOTES
PREPARED BY:	11/14/18
SCALE: N.T.S.	DRAWING NO.: RPLS0076
REV. -	1 OF 3
  Robert J. Amoruso, P.E. Florida P.E. No. 49752 STATE OF FLORIDA ROBERT JAMES AMOROSO LICENSE NO. 49752 PROFESSIONAL ENGINEER	
Digitally signed by Robert J. Amoruso, P.E. Date: 2018.11.21 10:45:00 -05'00'	
PTC Product Design Group, LLC PO Box 520775 Longwood, FL 32752-0775 321-690-1788 Info@ptc-corp.com FBPE Certificate of Authorization No. 25935	



INSTALLATION NOTES:

1. APPROVED INSTALLATION SUBSTRATES INCLUDE THE FOLLOWING:
 - 1.1. WOOD FRAMING
 - 1.2. STEEL STUD FRAMING AND
 - 1.3. CONCRETE AND/OR MASONRY
2. SUBSTRATE OPENING TO BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE. FRAMING AND CONCRETE/MASONRY OPENING IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
3. 1X BUCK OVER CONCRETE/MASONRY IS OPTIONAL. WHERE 1X BUCK IS NOT USED, DISSIMILAR MATERIALS MUST BE SEPARATED WITH APPROVED COATING OR MEMBRANE. SELECTION OF COATING OR MEMBRANE IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
4. SHIM AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIM. SHIM WHERE SPACE OF 1/16" OR GREATER OCCURS. MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4".
5. SUBSTRATE ANCHORING METHODS:
 - 5.1. FOR ANCHORING INTO CONCRETE/MASONRY USE 3/16" FLAT HEAD TAPCONs WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/2" MINIMUM EMBEDMENT INTO CONCRETE WITH 1 1/8" MINIMUM EDGE DISTANCE AND 1" MINIMUM EMBEDMENT INTO MASONRY WITH 2" MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS. ANCHOR LOCATIONS HAVE +/- 1" TOLERANCE.
 - 5.2. FOR ANCHORING INTO WOOD FRAMING OR 2X BUCK USE #10 FLAT HEAD WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 3/8" MINIMUM EMBEDMENT INTO SUBSTRATE WITH 3/4" MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS. ANCHOR LOCATIONS HAVE +/- 1" TOLERANCE.
 - 5.3. FOR ANCHORING INTO METAL STRUCTURE USE #10 FLAT HEAD SMS OR SELF DRILLING SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE 3 THREADS MINIMUM BEYOND STRUCTURE INTERIOR WALL WITH 3/4" MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS. ANCHOR LOCATIONS HAVE +/- 1" TOLERANCE.
6. INTERIOR AND EXTERIOR FINISHES BY OTHERS. NOT SHOWN FOR CLARITY.
7. PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED AND/OR SPECIFIED IN ACCORDANCE WITH ASTM E212.

PROJECT #418-1001

REGENCY PLUS, INC.
2000 LOCUST GAP HIGHWAY
MT. CARMEL, PA 17551
SERIES 8313 VINYL TILT DOUBLE HUNG WINDOW
INSTALLATION DETAILS

DRAWN BY:	SCALE:	REV.:	DATE:
RJA	N.T.S.	—	11/14/18

PREPARED BY:	DRAWN BY:	SCALE:	REV.:	DATE:
PTC	RJA	N.T.S.	—	11/14/18

Robert J. Amoruso, P.E.
Florida P.E. No. 49752



Digitally signed
by Robert J.
Amoruso, P.E.
Date: 2018.11.21
10:44:42 -05'00'

PTC Product Design Group, LLC
PO Box 520775
Longwood, FL 32752-0775
321-690-1788 info@pto-corp.com
FBPE Certificate of Authorization
No. 25935



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
February 26, 2026**

Project #	HPB26-019
Project Type	Demolition
Property Address	749 Vistabula Street
Historic Name	“Chris and Alice Hansen House” (1922 Sanborn, 1921 CD)
Historic District; FMSF#	East Lake Morton Historic District; PO03426
Owner/Applicant	Dechomai Asset Trust, Bryan Clontz, Trustee / David Bunch, Hauger-Bunch, Inc. Realtors
Zoning; Context District; Future Land Use; SPI	MF-12; Urban Neighborhood; Residential Medium; East Lake Morton SPI
Existing Use	Residential
Adjacent Properties	Residential; Civic; Institutional
Previous Approvals	Accessory Building Demolition, 5/27/2025 (HPB25-106)

REQUEST

The Applicant requests approval to demolish the existing house on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is located at the southwest corner of Vistabula Street and Michigan Avenue and consists of 0.24 acres (RR Sullivan Addition, Lots 11 & 12). On this property is a one-story single-family house, which was built circa 1921 and is a contributing building in the East Lake Morton Historic District.

Exhibiting the Craftsman Bungalow architectural style, this house features a front-gabled roof with knee brackets and a rectangular attic vent and window combination, notched rafter tails, a hipped roof front porch supported by tapered columns on brick plinths that has been screened, a slant roof porte cochere, and both multi-lite wood casement windows and jalousie windows. The house is a wood-framed structure on brick piers and is clad in asbestos shingle siding. A porch along the east side of the house is original to its construction date, but has been enclosed with siding and jalousie windows. A two-story detached garage with upstairs apartment was partially destroyed by a fallen tree limb; this accessory structure was demolished in 2025 following issuance of a Certificate of Review by staff (Minor Review).

The current owner of the property purchased it in January 2026. The previous property owner had owned it since 1988. However, the property has not had active utility services since August 2002.

In justifying the request for demolition, the Applicant states that the house has been significantly damaged by not being maintained, termite damage, and inappropriate additions. The limited inspection report submitted as part of this application states that the house has major structural damage to the extent the building is unsafe for occupancy. The Applicant claims that in recent years the property has become a blight upon the neighborhood and has been subject to numerous Code Enforcement violations. There are no specific plans for reuse of the property other than removal of a blighted condition. The Applicant notes that the structure is located in a prominent mixed-use neighborhood including the AGB Museum, First United Methodist Church, Lakeland Public Library, and The Junior League of Greater Lakeland within the historic Sorosis Building, together with commercial buildings, single-family homes and apartments.

According to the Applicant, the purchaser wishes to develop plans for this property that will protect and enhance this unique neighborhood.

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 *Design Guidelines* apply to this request:

Chapter 6, Exterior Architectural Features: Alteration and Maintenance

Sub-Chapter 6.12, Relocation and Demolition

The Historic Preservation Board discourages the demolition of sound historic buildings. A request for demolition will be determined based on the following considerations and guidance.

1. The architectural significance of the building or structure shall be considered, including a building's historical or cultural associations to its neighborhood, historic district, or to the history of Lakeland. Architectural significance is based upon documentation of the property's architectural integrity and historical or cultural significance. It is inappropriate to demolish a building that is architecturally significant. Further considerations include:
 - a. Does the building represent a documented architectural type or style?
 - b. Is the building a rare resource? Is it one of few remaining examples of its period of construction, or of its architectural style or type remaining?
 - c. Consider the difficulty or impossibility of reproducing the building. Does the building exhibit characteristics of historic craftsmanship, such as carved wood or detailed masonry, that would be difficult or impossible to replicate? Does the building contain historic materials, such as historic brick, stone, or old-growth lumber, that are no longer available and impossible to reproduce?
2. The contribution of the building or structure to the history or origins of the neighborhood, historic district, or history of Lakeland shall be considered. Does the building contribute to the setting and character of the district? Would the historic setting and character of the district be diminished by the loss of the building? It is inappropriate to demolish a building that contributes to the historic setting and character of the district.
3. The future utilization of the site, including any replacement buildings or structures, shall be considered. Will the property be reused after demolition? Will any new structure be compatible with the historic context of the neighborhood or historic district and in harmony with the massing, scale, and proportion of adjacent buildings? How will future plans affect the character of the surrounding historic district? It is inappropriate to demolish a historic building without definitive

plans for the property's re-use. It is inappropriate to demolish a building for new construction that would diminish the character of the historic district. It is generally inappropriate to demolish a building for reuse as a parking lot, as this could have an extremely negative effect on the character of a residential historic district or urban block.

ANALYSIS:

With regard to demolition considerations #1 and #2, staff finds the subject house is a contributing building in the East Lake Morton Historic District as it represents the Craftsman Bungalow architectural style, was built during the District's period of significance, and for its association with the Florida Land Boom historic context in Lakeland. While the architectural details of this house are relatively modest, the style reflects a transition from the simpler Frame Vernacular houses built in Lakeland between 1880 and 1915 to the popular and more decorative Bungalow style houses built in the 1920s. Although Bungalow houses are common within the East Lake Morton Historic District, this house displays unique features, such as multi-lite casement windows and notched rafter tails. Additionally, despite the asbestos siding and side porch enclosure, the house retains a high level of architectural integrity. While this house is not eligible for an individual listing on the National Register of Historic Places based on its known architectural or historical merits, it contributes to the history and context of the East Lake Morton Historic District due to its location, design, setting, materials, workmanship, and feeling (six of the seven aspects of historic integrity).

Aside from its historical link to the Florida Land Boom era in Lakeland, the house has no known associations with persons or events of relative importance in Lakeland's history. The original owners of the house were Chris and Alice Hansen, who purchased the property in 1921 and likely had the house built for them. Their daughter Elizabeth and son-in-law Cecil Sipe also lived with them. Chris immigrated to the U.S. in 1882 from Norway and worked as a signal man for the Atlantic Coast Line railroad. Sometime in the late 1930s, the Hansens moved from the subject house to a house in Dixieland at 911 S. Missouri Avenue. The Hansens represent the many working class families that helped form the Lake Morton neighborhood.

With regard to demolition consideration #3, redevelopment plans for the property were not provided.

The Historic Preservation Standards state that the demolition of "sound historic structures" will be discouraged. The limited inspection report provided by the Applicant, which was a non-invasive, visual inspection of the house conducted on June 25, 2025, states that the house has experienced heavy termite damage to the extent that the house is a safety hazard. The report noted that the ceilings and floors were dangerous, the existence of areas of mold, and the existence of roof damage caused by fallen tree branches. While the report and photographs clearly show damage to floors, walls, and ceilings, the report is not an assessment of the structural condition of the house or whether the damage can be reasonably repaired.

For the reasons outlined above, staff finds demolition of the subject house is not appropriate, as the demolition considerations have not been adequately met. Additionally, the request does not consistent with the Design Guidelines or the intent of the Historic Preservation Standards.

STAFF RECOMMENDATION:

Denial of the request as submitted.

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



749



749





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NO TRESPASSING
KEEP OUT









Limited Inspection from fyi Risk Inspection, Inc.

www.fyiRisk.com

863-513-0349

Perry@fyiRisk.com



DAVID & NANCY PIPKIN
749 VISTA BEULA, LAKELAND, FL 33801

A visual inspection was conducted on this house on 06/25/2025 and the overall condition of the house was below average condition, even for age due to WDO activity.

This inspection was a non-invasive, visual examination of a residential dwelling, which is designed to identify observed material defects within specific components of said dwelling and there are no warranties applied from this inspection and no guarantees that everything wrong with the building was found. This inspection is to be used to identify areas that may be of concern and a licensed professional in the area identified should be hired to correct the problem.

Warning – the house is a safety hazard.

Only professionals very familiar with working in houses that are heavily damaged by termites should be allowed to enter the house. Others should not be allowed into the house until the house is signed off as safe to enter.



We were limited in our ability to do a detailed inspection because of evidence that the ceiling and floors were dangerous. Each dross pile is a separate termite (drywood) colony. When there are as many termite colonies that are as visible as they are in this house, approximately a foot apart, there is extensive damage in the attic. The floor was also greatly damaged in areas from WDO activity that when you pressed on them, you could feel the floor give way and some areas if you pressed any harder the floor would cave.



The pictures show an examples of the WDO activity; each black spot on the picture is representative of a colony in the wall or ceiling.

Floors

There has been work done underneath the house, but there are still areas that should not be walked on. Also, in addition to the termite activity, there are areas that have mold growing.

Below

The first picture shows an example of an area where the floor looks solid. Sometime in the past, several floor joist/beams have been replaced, and the house has been re-leveled.

The next pictures are examples of floors that are damaged from termite and age rot.



Above

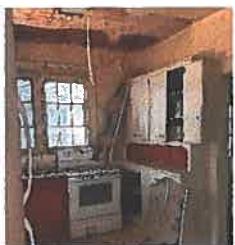
Below are examples of floor damage as seen in the rooms. The carpet in the 3rd picture is hiding multiple areas where the floor gives and if the carpet was removed, there would be holes in the floor.



Ceilings

The ceilings are the greater concern because there is strong evidence that the ceilings could suddenly fall with no notice.

The pictures below are just examples of ceiling damage and representative of the danger that the ceiling presents to anyone who is in the house. The ceiling could fall, without warning, and hurt someone who happens to be under it.



Roof

There is evidence that multiple areas of the roof decking have been replaced, however, the major concern is with the ceiling attachments, followed by the ceiling beams. Below are pictures of tree branch damage, Picture 1, and moisture rot, Picture 2.



In General

There is a **roof** permit from 12/2013 with major work done to the roof and re-shingle. There is damage to the roof from tree branches and soffit rot, and there are multiple shingles missing. Trees should be cut back from the house to prevent further damage.

Updates have been made to the **electrical** with evidence of the panel being replaced in 1984 (date on the panel).

We suspect that the **PVC plumbing** was updated about 20 years ago.

There was no central heating and air conditioning.

There are several areas around the house where the asbestos siding has been damaged.

Skirting is damaged and needs to be repaired in multiple areas around the house.

January 30, 2026

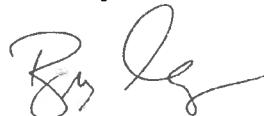
**City of Lakeland Historic Preservation Board
Lakeland, Fl
Attention: Emily Foster, Senior Planner- Historic Preservation**

**Re: Application for Major Review for Request to Demolish
749 Vistabula St. residential structure**

Dear Ms. Foster;

Dechomai Asset Trust, Owner of the referenced property, hereby authorizes David F. Bunch, of Hauger-Bunch Inc., to submit the referenced application for demolition approval and represent the Owner throughout the application process.

Thank you.



**Bryan Clontz,
Trustee of Dechomai Asset Trust, a Nevada Public Charity, under Trust Agreement
Dated August 21, 2007, as amended and restated March 27, 2025
(See Warranty Deed Attached)**

Prepared by and Return to:
Sara L. Garcia
Old Republic National Title Insurance Company
1410 N. Westshore Blvd. Ste. 800
Tampa, FL 33607

File Number: **25118423**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 9 day of January, 2026, between **David A. Pipkin and Nancy L. Pipkin, husband and wife, whose post office address is 137 Lake Morton Drive, Lakeland, FL 33801**, grantor, and **Bryan Clontz, as Trustee of Dechomai Asset Trust, a Nevada Public Charity, under Trust Agreement dated August 21, 2007, as amended and restated March 27, 2025, whose post office address is 245 Riverside Avenue, Ste 100-058, Jacksonville, FL 32202**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Polk County, Florida**, to-wit:

Lots 11 and 12, DR. R.R. SULLIVAN'S ADDITION TO LAKELAND, FLA, according to plat thereof as recorded in Plat Book 3, Page 22, of the Public Records of Polk County, Florida.

Parcel Identification Number: 24-28-19-233000-000110

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

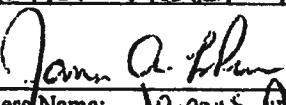
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

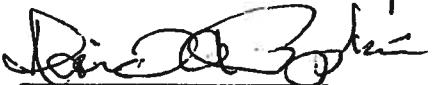
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Nancy Almonte
Witness Address: 288 Siberian Cypress Cr
Winter Haven Fl 33811


Witness Name: James A. Pipkin
Witness Address: 1815 Scrubby Knoll Cir S
Lakeland, Fl 33813

Seller:


David A. Pipkin

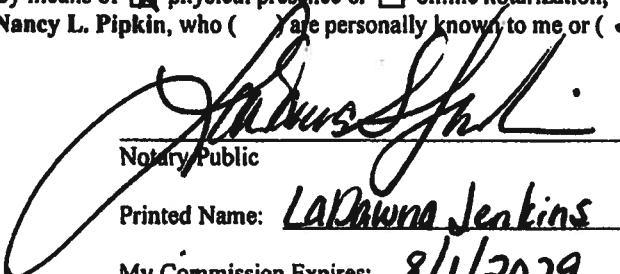

Nancy L. Pipkin

State of FLORIDA

County of Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9 day of January, 2026, by David A. Pipkin and Nancy L. Pipkin, who () are personally known to me or () have produced Florida ID as identification.




Notary Public

Printed Name: Ladawna Jenkins

My Commission Expires: 8/1/2029



POSTED
NO TRESPASSING
KEEP OUT



































