AGENDA
HISTORIC PRESERVATION BOARD
Lakeland City Hall, City Commission Chamber
August 27, 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 July 23, 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. 121-123 N. Kentucky Avenue (Montgomery Ward Building)
   vii. 809 Cornelia Avenue
   viii. 504 W. Beacon Road*
   ix. 749 Vistabula Street

IV. New Business:

A. Annual election of Historic Preservation Board and Design Review Committee Chairpersons.

B. Staff recommendation to appoint Rebekah Tucci to the Design Review Committee.

V. Adjourn for Design Review Committee

*Not located within a Historic District.

MINUTES

HISTORIC PRESERVATION BOARD
City Commission Conference Room
Thursday, July 23, 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; Ricardo Jimenez, Cesar Perez, Michael Porter, Abigail Tidwell-Hunt and Rebekah Tucci were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant, and Katie Prenoveau, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

Acting Chair Michael Porter called the Thursday, July 23, 2026 meeting of the Historic Preservation Board ("Board") to order at 8:32 a.m. A quorum was reached, as five Board members were present.

II. Review and Approval of Previous Meeting Minutes

Ms. Abigail Tidwell-Hunt motioned to approve the June 25, 2026 meeting minutes as presented. Mr. Ricardo Jimenez seconded the motion. The motion passed 5—0.

III. Old Business:

A. Historic Lakeland, Inc. Watch List Report. Ms. Emily Foster stated there are no new updates on the 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. 809 Cornelia Avenue
ix. 504 W. Beacon Road*

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

IV. **New Business:**

A. Board Member Updates. Ms. Foster stated Mr. Chris Olson has resigned from the Board due to schedule conflicts. Welcome New Board Member Rebekah Tucci. Staff and the Board welcomed Ms. Tucci.

B. Staff recommendation to appoint Abigail Hunt-Tidwell to the Design Review Committee. Mr. Jimenez made a motion to appoint Ms. Hunt-Tidwell to the Design Review Committee. Mr. Cesar Perez seconded the motion and it passed 5—0.

C. Board discussion concerning new language added to the Florida Realtors Sellers Real Property Disclosure form requested by Abigail Hunt-Tidwell.

V. **Adjourn for Design Review Committee.**

The meeting adjourned at 8:49 a.m.

_____ _____
Chair, Historic Preservation Board Senior Planner, Historic Preservation

AGENDA

DESIGN REVIEW COMMITTEE
Lakeland City Hall, City Commission Chamber
August 27, 2026
immediately following the Historic Preservation Board Meeting

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

I. Call to order, determination of a quorum, and roll call.

II. Review and approval of the July 23, 2026 and August 3, 2026 (Special Called) 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. **HPB26-108 – 54 Lake Hunter Drive** – Final Approval to install standing seam metal roofing with striations between seams on the subject building and construction of a flat roof over the existing patio. Owner/Applicant: Alex and Patricia Metrovich

C. **HPB26-109 – 601 Finney Street** – Final Approval requested to construct an accessory building in the rear yard of the subject property. Owner/Applicant: John and Ashlee French.

D. **HPB26-125 – 217 E. Belmar Street** – Final Approval requested to demolish the house on the subject property and construct a new single-family house. Owner/Applicant: Hulbert Homes Inc.

E. **HPB26-127 – 604 E. Park Street** – Final Approval requested to demolish the house on the subject property and construct a new single-family house and detached garage. Owner/Applicant: Hulbert Homes Inc.

V. Other Business: None

VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE
City Commission Conference Room
Thursday, July 23, 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; Ricardo Jimenez, Cesar Perez, Michael Porter and Abigail Hunt-Tidwell were present. Historic Preservation Board member Rebekah Tucci 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 8:49 a.m. The Committee roll call was performed and a quorum was present.

II. Review cand Approval of the Previous Meeting Minutes

Mr. Cesar Perez made a motion to approve the June 25, 2026 minutes as presented. Mr. Ricardo Jimenez seconded the motion. The motion passed 4—0.

III. Review of Certificates of Review administratively approved.

A list of nine (9) administratively approved Certificate of Review projects covering the period 6/16/26-7/14/26 was included with the agenda packet. There were no additional questions or comments about these projects.

IV. Consideration of Certificate of Review Applications:

A. Oath Administration for Public Testimony by Assistant City Attorney Katie Prenoveau.

B. **HPB26-099 – 1037 Dixieland Mall Lane** – Final Approval requested to construct a roof structure covering the existing patio at the subject address, as well as a roof structure over the building entrance. Owner: Dixieland Partners LLC. Applicant: Cory Petcoff.

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 property1.5 acres, the majority of which is parking, located behind commercial buildings fronting South Florida Avenue and east of residences in the Dixieland Historic District. On this property is a frame vernacular building built circa 1973 that is noncontributing to the Dixieland Historic District. This building has been home to several different restaurants over the past two decades. The property also contains an outdoor dining area on the north side of the building, small deck areas on the south and east sides of the building, and a fenced area to the west side of the building that encloses a storage shed. According to the Applicant, a 750 square feet

wood deck was constructed to replace the outdoor dining area north of the building without a Certificate of Review or Building Permit; construction occurred prior to the WingNutz Florida restaurant occupying the subject property in April 2026. The Applicant is seeking retroactive approval of the deck, which consists of pressure treated wood framing and handrails and Trex type poly-wood deck boards. Additionally, in order to provide cover from the elements for restaurant patrons, the Applicant requests to install a slant-roof aluminum canopy structure over the deck, as well as a pergola-style aluminum structure over the order window located on the east side of the building. The deck canopy structure is 785.3 square feet (25 feet, four inches by 31 feet) in size and the pergola structure is 182 square feet (7 feet by 26 feet) in size. As these accessory structures cumulatively exceed the sizes that staff is able to review and approve, the request was forwarded to the DRC for review.

Ms. Foster stated that the request was evaluated using Article 11 of the Land Development Code, Secretary of the Interior's Standards #2, #3, #9, and #10, Dixieland CRA Commercial Corridor Design Guidelines and Chapter 4 of the Design Guidelines for Historic Properties. As the existing building on site is a noncontributing building within the Dixieland Historic District, the requested canopy structures are consistent with Standards #9 and #10 in respect to compatibility with the features, scale, proportion, and massing of the building, as well as maintaining the integrity of the site, if removed in the future. The deck is found to be acceptable according to the Design Guidelines. While the aluminum canopy structures would not normally be considered a compatible material in residential historic districts, the area immediately surrounding the subject building is commercial, which affords a broader use of materials. Additionally, the material and both slant and pergola-style roofs of the canopy structures differentiate it from the principal building. Staff finds the deck and canopy structures will not overwhelm the subject building or adversely affect adjacent buildings. Finally, as the subject building and proposed canopies are somewhat separated from the residential portion of the Dixieland Historic District to the west, there will be no adverse effects to contributing buildings in the neighborhood. Ms. Foster stated staff recommends final approval of the request as submitted.

Chair Porter asked if the applicant had any additional comments or questions. The applicant was not present.

MOTION: Motion to postpone the item. (R. Jimenez/A. Hunt-Tidwell, 5—0)

C. <u>HPB26-100 – 821 E. Orange Street</u> – Final Approval requested to demolish two buildings located at the subject address. Owner: STP Properties LLC. Applicant: Steve Bivens Contracting Inc.

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

Ms. Emily Foster presented the staff report, stating the subject property is an interior lot consisting of 0.23 acres. On this property are two buildings: a one-story single-family house built circa 1920 at the front of the property, and a one-story duplex built circa 1966 at the rear of the property. Both buildings are contributing buildings within the East Lake Morton Historic District, as of the 2023 resurvey of this District. Both buildings have been used as apartments over the last several decades. Exhibiting the Bungalow architectural style, the 1920 house features hipped and pedimented gable roofs with eave brackets and

a rectangular attic vent, an enclosed front porch supported by tapered columns over a knee wall, and one-over-one wood sash windows, many of which are under awnings. The house is a wood-framed structure and is clad in Dutch lap siding. A shed roof addition exists on the rear façade. At the rear of the property is a Masonry Vernacular building characterized by a gabled roof with horizontal siding in the gables, masonry walls, and vinyl windows. In justifying the request for demolition, the Applicant states that both buildings exhibit deterioration that is beyond reasonable repair. A structural inspection report prepared Arkay Engineering Inc. noted that both buildings are “structurally unsafe and should be condemned” citing several building issues. The 1920 house was stated to have water and termite damage throughout the entire roof and ceiling framing systems, exterior load bearing walls, and wood floor system, improper support piers under the house, existing knob and tube electrical system, and damaged cast iron plumbing. The 1966 building was stated to have water and termite damage in the exterior wood frame load bearing walls at the addition on the south end of the building, the existence of mold in scattered interior locations, and differential building settlement cracks in some of the interior block partition walls. If granted demolition approval, the Applicant intends to leave the lot as greenspace, and the property will be graded and grass planted.

Ms. Foster stated that the request was evaluated using Article 11 of the Land Development Code, the Garden District SPI, and Chapter 6 of the Design Guidelines for Historic Properties. With regard to demolition considerations #1 and #2, staff finds the subject buildings are contributing buildings in the East Lake Morton Historic District, representing the Bungalow and Masonry Vernacular architectural styles, were built during the District’s period of significance, and for their association with the Florida Land Boom and post-World War 2 historic contexts in Lakeland. While the architectural details of the houses are relatively modest, each house features elements of its particular architectural style, as described in the Summary of Background Information above. Bungalow and Masonry Vernacular houses are common throughout the East Lake Morton Historic District. Given the workmanship and historic building materials, the Bungalow house could not be replicated easily. The Masonry Vernacular building could be replicated easily due to its simple design and availability of building materials. Despite the deterioration of both buildings, both retain architectural integrity. While neither of these buildings are eligible for an individual listing on the National Register of Historic Places based on known architectural or historical merits, they continue to contribute to the history and context of the East Lake Morton Historic District. With regard to demolition consideration #3, the Applicant provided no plans to replace the subject buildings but instead plans to leave the property undeveloped. Leaving the subject property vacant is generally inappropriate according to the Design Guidelines. The Historic Preservation Standards state that the demolition of “sound historic structures” will be discouraged. The structural inspection report provided by the Applicant provides evidence that the buildings have experienced deferred maintenance and damage to the extent that they are not occupiable or structurally safe in their current condition. For the reasons outlined above, staff finds that demolition of the subject buildings is not appropriate, as the demolition considerations have not been met adequately. Therefore, staff recommends denial of the request as submitted.

Chair Porter asked if the applicant had any additional comments or questions. Mr. Jonathan Turbeville was present in support of the request.

In response to Chair Porter, Mr. Turbeville stated he does not agree with staff's recommendation.

Mr. Turbeville stated the subject buildings exhibit deterioration beyond reasonable repair and have had numerous Code Enforcement violations while his father owned the property. He stated he lives next door and plans in the future to combine both properties.

A lengthy discussion ensued among the Board, staff and applicant regarding the history of the property.

Justin Gurley, 752 Vistabula Street, asked the Board why the fate of the house be different depending on the homeowner.

Discussion regarding demolition guidelines and previous demolition requests ensued.

MOTION: Final approval of the request as submitted. (A. Hunt-Tidwell/C. Perez, 4—0).

D. <u>HPB26-101 – 829 E. Palmetto Street</u> – Final Approval requested to construct a building addition onto the house at the subject address. Owner: Cynthia Haffey. Applicant: Strickland Construction.

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

Ms. Emily Foster presented the staff report, stating the subject property is an interior lot consisting of 0.21 acres. On this property is a two-story, single-family residence built circa 1922 in the Craftsman Camelback Bungalow architectural style, which is a contributing building in the South Lake Morton Historic District. The house has hipped and gabled roofs, lattice gable vents, exposed rafter tails, a wrap-around front porch supported by tapered columns on brick plinths, and a combination of stucco and lapped siding. The current living area of this house is 1,406 square feet. A wood-frame detached garage exists at the rear of the property. The Applicant's request proposes to construct a building addition on the rear elevation of the house with a total area of 1,394 square feet. The addition will consist of living space (561 SF), a new carport (393 SF), a patio (234 SF) and utility room (204 SF). The design and materials for the addition are intended to be compatible with the existing house, and include: Concrete stemwall foundation to meet raised foundation of house; Stucco cladding on walls and fiber-cement lap siding in gables; Vinyl one-over-one and two-over-two windows; Fiberglass solid and French doors; Asphalt or fiberglass roof shingles to match existing and exposed rafter tails; and Fiber-cement fascia. The site plan for the proposed addition shows building setbacks that comply with the Urban Form Standards in the Land Development Code. As part of the request, the existing detached garage will be demolished.

Ms. Foster stated that the request was evaluated using Article 11 of the Land Development Code, and Chapter 4 of the Design Guidelines for Historic Properties. In evaluating the request with the Standards, staff finds the requested addition does not disturb the spatial relationships that characterize the neighborhood, and the essential form and integrity of the subject house is maintained. In evaluating the request with the Design Guidelines, staff finds that the materials of the proposed addition reflect the original materials of the house and are compatible with the Guidelines. The design of the proposed addition,

including plan, cladding, windows and doors, and roof pitch and form, is consistent with the Craftsman Bungalow style of the subject house and Design Guidelines. Furthermore, the addition is appropriately placed on the rear elevation of the house. Finally, the building setbacks for the new addition meet the requirements of the Land Development Code's Urban Form Standards. Staff finds the demolition of the simply designed detached garage is acceptable as this structure is a common and simply designed accessory building, per the Design Guideline. Ms. Foster stated that Staff recommends Final Approval of the request as submitted.

Chair Porter asked if the applicant had any additional comments or questions. Ms. Cynthia Haffey was present in support of the request. Ms. Haffey provided an overview of the request.

MOTION: Final approval of the request as submitted with the option for the applicant to use stucco or lap siding. (R. Jimenez/ C. Perez, 4—0).

E. <u>HPB26-102 – 918 Pennsylvania Avenue</u> – Final Approval requested to construct a carport structure in the rear yard of the property at the subject address. Owner: Kimberley Carlson. Applicant: Pop's Preservation 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 is an interior lot with an area of 0.23 acres. On this property is a one-story, single-family house that was built circa 1925, which is a contributing building in the South Lake Morton Historic District. The architectural style of the house is Craftsman Bungalow, demonstrated by its front-gabled roof, lattice gable vents, knee brackets, exposed rafter tails, a gable-on-hip front porch supported by tapered columns on brick plinths, and shingle siding. In the rear yard of the subject property exists a detached garage that is 16 feet long and 18 feet wide (288 square feet). The Applicant's request proposes to construct an open-sided carport next to the west wall of the detached garage. Dimensions of the carport are 23 feet, 3 inches long and 17 feet 4 inches wide, for a total area of 403 square feet. The carport will be freestanding and not connected to the garage. The proposed carport will have the same 5/12 gabled roof pitch, but will be slightly lower than the garage roofline. The design and materials for the addition are intended to complement the existing garage, and include:

- Wood Dutch lap siding and wood trim in gable
- 16" X 16" masonry (CMU) columns
- Roof
- Asphalt or fiberglass shingle roof to match existing roofing with a 5/12 pitch gable roof

The site plan for the proposed addition shows building setbacks that comply with the Urban Form Standards in the Land Development Code.

Ms. Foster stated that the request was evaluated using Article 11 of the Land Development Code, the Garden District SPI and Chapter 4 of the Design Guidelines for Historic Properties. In evaluating the request with the Standards, staff finds the requested carport does not disturb the spatial relationships that characterize the neighborhood, and the essential form and integrity of the subject house is maintained. Staff also finds that the

materials and simple design of the proposed carport are compatible with the materials of the existing garage and meet the intent of the Design Guidelines. The location of the carport in the rear yard next to the existing garage is also consistent with the Design Guidelines. Finally, the building setbacks for the proposed carport meet the requirements of the Land Development Code's Urban Form Standards. Ms. Foster stated staff recommends Final Approval as submitted.

Chair Porter asked if the applicant had any additional comments or questions. The applicant was not present.

MOTION: Final approval of the request as submitted. (R. Jimenez/A. Hunt-Tidwell, 4—0).

V. Other Business: NONE

VI. Adjournment: There being no further business, the meeting was adjourned at 10:19 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation

MINUTES

DESIGN REVIEW COMMITTEE
City Commission Chamber
Special Called Meeting
Monday, August 03, 2026

(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 a Special Called Session; Bruce Anderson, Abigail Hunt-Tidwell, Ricardo Jimenez and Michael Porter were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant, and Alex Landback, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

The meeting was called to order by Chair Michael Porter at 4:01 p.m. The Committee roll call was performed and a quorum was present.

II. Consideration of Certificate of Review Applications:

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

B. **HPB26-099 – 1037 Dixieland Mall Lane** – Final Approval requested for a deck constructed on the north side of the building, as well as for aluminum canopy structures over the deck and order window on the east side of the building. Owner: Dixieland Partners LLC. Applicant: Cory Petcoff.

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 1.5 acres, the majority of which is parking, located behind commercial buildings fronting South Florida Avenue and east of residences in the Dixieland Historic District. On this property is a frame vernacular building built circa 1973 that is noncontributing to the Dixieland Historic District. This building has been home to several different restaurants over the past two decades. The property also contains an outdoor dining area on the north side of the building, small deck areas on the south and east sides of the building, and a fenced area to the west side of the building that encloses a storage shed. According to the Applicant, a 750 square feet wood deck was constructed to replace the outdoor dining area north of the building without a Certificate of Review or Building Permit; construction occurred prior to the WingNutz Florida restaurant occupying the subject property in April 2026. The Applicant is seeking retroactive approval of the deck, which consists of pressure treated wood framing and handrails and Trex type poly-wood deck boards. Additionally, in order to provide cover from the elements for restaurant patrons, the Applicant requests to install a slant-roof aluminum canopy structure over the deck, as well as a pergola-style aluminum structure over the order window located on the east side of the building. The deck canopy structure is 785.3 square feet (25 feet, four inches by 31 feet) in size and the pergola

structure is 182 square feet (7 feet by 26 feet) in size. As these accessory structures cumulatively exceed the sizes that staff is able to review and approve, the request was forwarded to the DRC for review.

Ms. Foster stated that the request was evaluated using Article 11 of the Land Development Code, Secretary of the Interior's Standards #2, #3, #9, and #10, Dixieland CRA Commercial Corridor Design Guidelines and Chapter 4 of the Design Guidelines for Historic Properties. As the existing building on site is a noncontributing building within the Dixieland Historic District, the requested canopy structures are consistent with Standards #9 and #10 in respect to compatibility with the features, scale, proportion, and massing of the building, as well as maintaining the integrity of the site, if removed in the future. The deck is found to be acceptable according to the Design Guidelines. While the aluminum canopy structures would not normally be considered a compatible material in residential historic districts, the area immediately surrounding the subject building is commercial, which affords a broader use of materials. Additionally, the material and both slant and pergola-style roofs of the canopy structures differentiate it from the principal building. Staff finds the deck and canopy structures will not overwhelm the subject building or adversely affect adjacent buildings. Finally, as the subject building and proposed canopies are somewhat separated from the residential portion of the Dixieland Historic District to the west, there will be no adverse effects to contributing buildings in the neighborhood. Ms. Foster stated Staff recommends final approval of the request as submitted.

Chair Porter asked if the applicant had any additional comments or questions. Mr. Cory Petcoff was present in support of the request. Mr. Petcoff provided an overview of the request.

Discussion ensued among the Board and Applicant regarding the history of the subject property.

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

III. Other Business: NONE

IV. Adjournment: There being no further business, the meeting was adjourned at 4:17 p.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation

Certificates of Review - Minor Review

Date Approved from 7/15/2026 to 8/17/2026

Number Location Description	Milestone	Approved
Historic Preservation (14)		
HPB26-112 907 VISTABULA ST, LAKELAND, FL 33801 Replace existing damaged and dilapidated 6ft wood fence around side and rear of property along generally same lines with 6ft wood fence painted white on street facing portions and 6ft white vinyl fence on side and rear of property per submitted drawing.	Certificate of Review Issued	07/17/26
HPB26-115 804 CUMBERLAND ST, LAKELAND, FL 33801 Remove existing fence.	Certificate of Review Issued	07/16/26
HPB26-117 706 PATTERSON ST W, LAKELAND, FL 33803 For ease of entry into the home from the rear the stairs are an essential addition making it the home back deck/upstairs accessible w/o disrupting the design or aesthetic of the home. Stair case is wood and will be affixed to the porch	Certificate of Review Issued	07/20/26
HPB26-118 706 PATTERSON ST W, LAKELAND, FL 33803 Replacement of the existing full-lite front door with a full-lite steel door with decorative glazing matching existing front door opening size.	Certificate of Review Issued	07/21/26
HPB26-120 610 HANCOCK ST W, LAKELAND, FL 33803 Replace 7 non-historic vinyl windows size for size and same design with 7 vinyl double-hung windows (FL#11720.9).	Certificate of Review Issued	07/20/26
HPB26-121 541 FLORIDA AVE S, LAKELAND, FL 33801 Install dimensional letters on the wall for a non-lighted sign made in acrylic and installed with studs, 16.875 SF in size.	Certificate of Review Issued	07/20/26
HPB26-122 1314 HARTSELL AVE, LAKELAND, FL 33803 Remove and replace 11 windows size for size and like for like. Current windows are not historic and do not have grids and all window replacements will not have grids. Single hung and fixed windows being replaced with 5 single hung and 6 horizontal slider vinyl windows (FL# 33554.1, 33554.2, 17472.1, 33545.1).	Certificate of Review Issued	07/28/26
HPB26-123 943 RUBY ST, LAKELAND, FL 33815 Restore to exact original window of 3/1 lite double hung 100 year old windows. 1 completely rebuilt sash. 64 cords tied with original knotting. Original parting stop replaced. Original stops replaced. 9-12 pieces of broken glass replaced all with original wavy glass to match. New glazing on exterior glass. 1 lock replaced. Original screens repaired as needed.	Certificate of Review Issued	07/28/26

HPB26-124 Certificate of Review Issued 07/29/26

841 SIKES BLVD, LAKELAND, FL 33815

Pre-existing vinyl fence exhibited extensive hurricane damage. One of our children was able to push the fence down and get to our front yard located on Sikes Blvd. Our elderly grandparents chose to assist us quickly to ensure the safety of their great grandchildren by purchasing and installing a new vinyl fence identical to the previous one. They did not seek approval in the appropriate manner. We are hoping to rectify the situation by planting mature trees and shrubs in front of the updated fence so that it is hidden from street view.

HPB26-126 Certificate of Review Issued 07/30/26

1017 GREENWOOD ST W, LAKELAND, FL 33815

Shed is 24 x 8, and has 2 compartments with 2 swing out doors. The shed is wood frame, and has concrete footings. It will be finished with siding for the exterior walls and shingles for the roof.

HPB26-128 Certificate of Review Issued 08/04/26

414 INDIANA AVE S, LAKELAND, FL 33801

This proposed project includes the installation of two canvas awnings (20" wide x 18" long x 24" deep at the bottom) at the rear of the building at 412 and 414 Indiana Ave S. Ard's Awnings in Winter Haven is building a custom awnings to match the two larger awnings at the front of this building (metal frame, canvas awning, in the same dark green color as the existing awnings on the building).

HPB26-129 Certificate of Review Issued 08/11/26

749 RUSHING AVE S, LAKELAND, FL 33801

RE-ROOFING-METAL TEAR OFF AND METAL BACK ON- GULF COAST 5V CRIMP -FL34538.08-R3 AND POLYGLASS UNDERLAYMENT FL5259-R45

HPB26-130 Certificate of Review Issued 08/11/26

215 HIAWATHA TRL, LAKELAND, FL 33803

Add a new 16' wide driveway with 3' flares at the street to the newly constructed addition and garage.

HPB26-133 Certificate of Review Issued 08/17/26

1112 MARJORIE ST W, LAKELAND, FL 33815

100' of 6'h wood BOB with one walk gate

Total Planning Projects Approved: 14

HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
August 27, 2026

Project #	**HPB26-108**
Address; Historic Name	**54 Lake Hunter Drive; William and Maria Greenless House (CD 1921)**
Owner/Applicant	**Alex and Patricia Metrovich**
Project Type	**Metal Roofing, Patio Cover, and Construction of New Front Porch Columns**
Historic District; FMSF#	**Dixieland Historic District; #PO4589**
Zoning; Future Land Use; Context District; SPI	**RA-4; Residential Medium Urban Neighborhood; Dixieland SPI**
Existing Use	**Residential**
Adjacent Properties	**Residential**
Previous Approvals	**Swimming pool, 4/24/2002 (2002-041); Construct columns for patio, 4/12/2005 (2005-038)**

REQUEST

The Applicant requests Final Approval to install standing seam metal roofing with striations between seams on the subject building, installation of a flat roof over the existing patio, and construction of new front porch columns.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot (Block AA Lot 6 less beginning northeast corner run westerly 60 feet southeasterly to part 72 feet westerly of southeast corner easterly 72 feet northwesterly to beginning less to city) with a total area of 0.25 acres.

On this property is a single-family house that is a contributing building in the Dixieland Historic District as of the 2023 resurvey of this District. Built circa 1921 in the Bungalow architectural style, this house features a gable roof with a hipped roof front porch supported by square posts and knee brackets. While the house is of wood frame construction, masonry/stucco cladding was added later. A flat roofed building addition exists on the west side of the house.

An in-ground swimming pool was approved for the west side of the property in 2002 and the addition of columns for a future patio cover were approved in 2004; both features were subsequently installed/constructed.

The Applicant requests to install a standing seam metal roof on the house; the metal roofing panels will have striations between the seams. A new aluminum flat pergola roof is requested to be installed over the existing building addition and patio area on the west side of the house, which will be tied into the roof of the house and extend to the patio columns built in 2004. Additionally, the Applicant requests to replace the square posts at the front porch of the house with square columns on brick plinths. Old style stucco will be installed between the columns on the foundation of the house.

Typically, metal roof requests can be approved via Minor Review at the staff level, but as metal roofs are not permitted to have striations, staff was unable to approve the request, which was then deferred to the Design

Review Committee. Additionally, the construction of a roof structure over the patio and installation of new front porch columns requires Major Review despite the patio component being considered by the Design Review Committee in 2005.

APPLICABLE GUIDELINES:

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

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

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

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

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

Chapter 6: Exterior Architectural Features: Alteration and Maintenance
Sub-Chapter 6.1.5 Roof Materials

- When installed properly, roof materials should complement the style of the house and contribute to its visual identity
- Replacement roof material must be compatible with the overall design of the building
- Colonial Revival, Queen Anne, Frame Vernacular, Shotgun, and Craftsman Bungalows are appropriate styles of housing in Lakeland that are compatible with metal roofing material.

- The two acceptable metal roofing types are flat-panel 5V crimp and standing seam. Flat-panel standing seam roofing utilizing hidden fasteners should be installed in panels 16 to 18 inches wide. The seams should be as thin as possible (1/4 inch wide maximum) and as short as possible (1- 1/2 inches tall maximum)
- Colors must be either plain metal or dark, subdued shades; black is not permitted.

Sub-Chapter 6.2 Porches

- Porch columns, railings and trim details should match the original architectural style of the house.
- Deteriorated features of the porch should be duplicated in shape and character as close to the original as possible.

ANALYSIS:

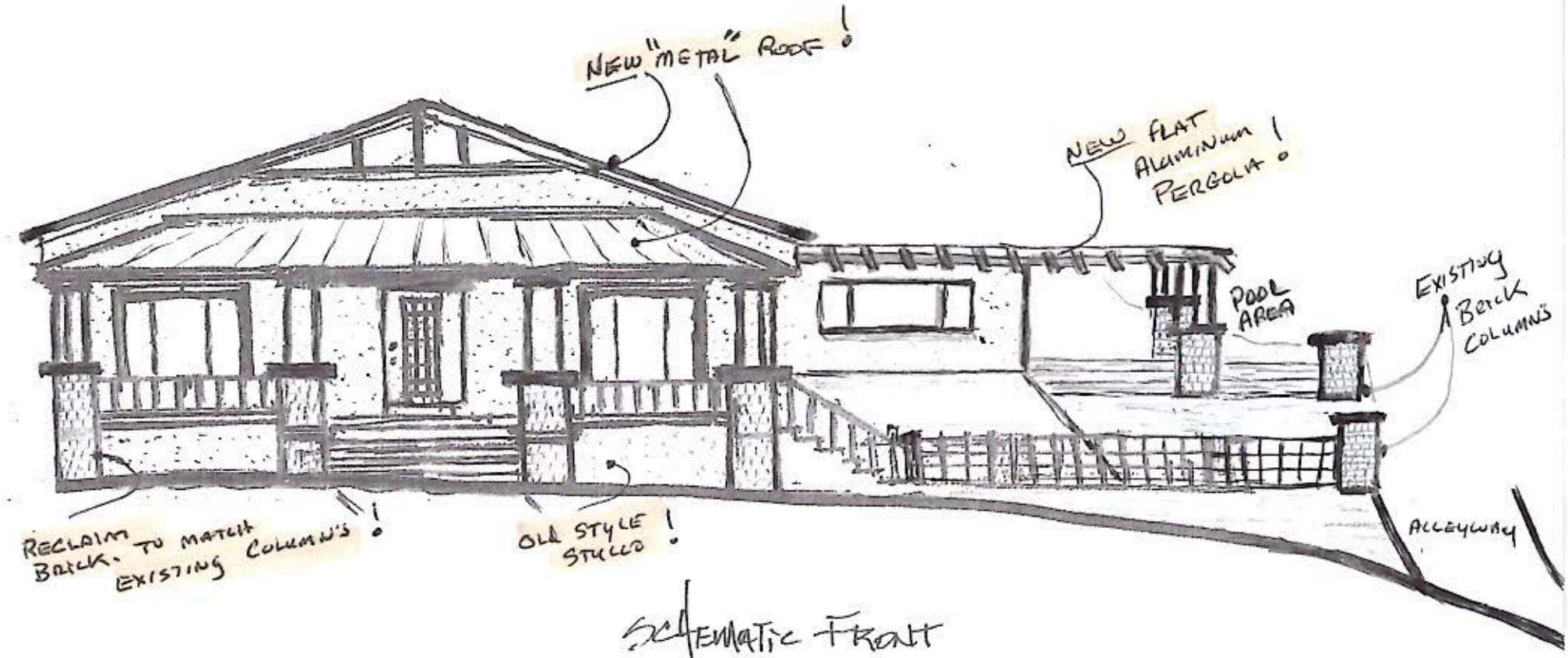
Staff finds that part of the request is in conflict with the Design Guidelines, as metal roofing panels may not have raised striations between seams, according to the Historic Preservation Board's Metal Roof Policy included in the Design Guidelines. However, the use of flat panel standing seam roofing is appropriate for use on the house, as it exhibits the Bungalow architectural style. Staff finds that the patio roof structure, as well as the design of the new front porch columns, is appropriate and consistent with the Standards and Design Guidelines.

STAFF RECOMMENDATION:

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

1. Use of either 5V crimp or standing seam metal roofing with flat panels between crimps or seams, per the Historic Preservation Board's Metal Roof Policy.

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



SCHEMATIC FRONT

LAKE HUNTER DR.

(2)
8-8-2016

EVALUATION REPORT — FLORIDA BUILDING CODE, 8TH EDITION (2023)

Issued December 15, 2025

Manufacturer: TRI COUNTY METALS
301 SE 16th Street
Trenton, FL 32693
(877) 766-3309
www.tricountymetals.com

Manufacturing Locations: Trenton, FL

Quality Assurance: PRI Construction Materials Technologies (QUA9110)

SCOPE

Category: Roofing
Subcategory: Metal Roofing
Code Edition: Florida Building Code, 8th Edition (2023)
Code Sections: 1504.3, 1504.3.2
Properties: Wind Resistance

REFERENCES

Entity	Report No.	Standard	Year
Force Engineering & Testing, Inc. (TST5328)	136-0027T-12A,B	TAS 125	2003
		UL 580	2006
		UL 1897	2015
Force Engineering & Testing, Inc. (TST5328)	136-0027T-12C	FM 4471	1992
Force Engineering & Testing, Inc. (TST5328)	136-0044T-14A,B	TAS 125	2003
		UL 580	2006
		UL 1897	2015
Force Engineering & Testing, Inc. (TST5328)	136-0084T-14A,B	TAS 125	2003
		UL 580	2006
		UL 1897	2015
Force Engineering & Testing, Inc. (TST5328)	136-0087T-13	TAS 125	2003
		UL 580	2006
		UL 1897	2015
Force Engineering & Testing, Inc. (TST5328)	136-0099T-14A,B	TAS 125	2003
		UL 580	2006
		UL 1897	2015
Force Engineering & Testing, Inc. (TST5328)	136-0172T-12A,B	TAS 125	2003
		UL 580	2006
		UL 1897	2015
Force Engineering & Testing, Inc. (TST5328)	136-0172T-12C,D	TAS 125	2003
		UL 580	2006
		UL 1897	2015
Force Engineering & Testing, Inc. (TST5328)	136-0172T-12E	FM 4471	1992
Force Engineering & Testing, Inc. (TST5328)	136-0173T-12A,B	TAS 125	2003
		UL 580	2006
		UL 1897	2015
Force Engineering & Testing, Inc. (TST5328)	136-0173T-12C,D	TAS 125	2003
		UL 580	2006
		UL 1897	2015
Force Engineering & Testing, Inc. (TST5328)	136-0299T-13	TAS 125	2003
		UL 580	2006
		UL 1897	2015

This evaluation report is provided for State of Florida product approval under Rule 61G20-3. The manufacturer shall notify CREEK Technical Services, LLC of any product changes or quality assurance changes throughout the duration for which this report is valid. This evaluation report does not express nor imply warranty, installation, recommended use, or other product attributes that are not specifically addressed herein.

Entity	Report No.	Standard	Year
Force Engineering & Testing, Inc. (TST5328)	136-0408T-09A,B	TAS 125	2003
		UL 580	2006
		UL 1897	2015
Force Engineering & Testing, Inc. (TST5328)	136-0408T-09C	FM 4471	1992
PRI Construction Materials Technologies (TST5878)	945T0002	ASTM B 117	2016
PRI Construction Materials Technologies (TST5878)	945T0004	ASTM G 155	2013
PRI Construction Materials Technologies (TST5878)	1272T0002	ASTM B 117	2016
		TAS 110	2000
PRI Construction Materials Technologies (TST5878)	1272T0003	ASTM B 117	2016
		TAS 110	2000
PRI Construction Materials Technologies (TST5878)	1272T0005	ASTM G 155	2013
		TAS 110	2000
PRI Construction Materials Technologies (TST5878)	1272T0006	ASTM G 155	2013
		TAS 110	2000
PRI Construction Materials Technologies (TST5878)	1930T0001	TAS 125	2003
		UL 580	2006
		UL 1897	2015
PRI Construction Materials Technologies (TST5878)	1930T0002	TAS 125	2003
		UL 580	2006
		UL 1897	2015
PRI Construction Materials Technologies (TST5878)	1930T0003	TAS 125	2003
		UL 580	2006
		UL 1897	2015
PRI Construction Materials Technologies (TST5878)	1930T0004	TAS 125	2003
		UL 580	2006
		UL 1897	2015
PRI Construction Materials Technologies (TST5878)	1930T0009	FM 4471	1992
PRI Construction Materials Technologies (TST5878)	1930T0010	ASTM B 117	2016
		TAS 110	2000
PRI Construction Materials Technologies (TST5878)	1930T0011	ASTM G 155	2013
		TAS 110	2000
PRI Construction Materials Technologies (TST5878)	1930T0013	TAS 125	2003
		UL 580	2006
		UL 1897	2015
PRI Construction Materials Technologies (TST5878)	1930T0015	UL 580	2006
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PRI Construction Materials Technologies (TST5878)	1930T0016	TAS 125	2003
		UL 580	2006
		UL 1897	2015
PRI Construction Materials Technologies (TST5878)	1930T0017	ASTM E 1592	2005(2017)
PRI Construction Materials Technologies (TST5878)	1930T0018	TAS 125	2003
		UL 580	2006
		UL 1897	2015
PRI Construction Materials Technologies (TST5878)	1930T0019	UL 580	2006
		UL 1897	2015
PRI Construction Materials Technologies (TST5878)	1930T0020	TAS 125	2003
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PRI Construction Materials Technologies (TST5878)	1930T0026	TAS 125	2003
		UL 580	2006
		UL 1897	2015
PRI Construction Materials Technologies (TST5878)	1930T0027	TAS 125	2003
		UL 580	2006
		UL 1897	2015
PRI Construction Materials Technologies (TST5878)	1930T0028	ASTM C 794	2001
PRI Construction Materials Technologies (TST5878)	1930T0029	TAS 125	2003
		UL 580	2006
		UL 1897	2015
PRI Construction Materials Technologies (TST5878)	1930T0031	TAS 125	2003
		UL 580	2006
		UL 1897	2015
PRI Construction Materials Technologies (TST5878)	1930T0032	TAS 125	2003
		UL 580	2006
		UL 1897	2015

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Entity	Report No.	Standard	Year
PRI Construction Materials Technologies (TST5878)	1930T0034.1	TAS 125	2003
		UL 580	2006
		UL 1897	2015
PRI Construction Materials Technologies (TST5878)	1930T0035	UL 580	2006
		UL 1897	2015
PRI Construction Materials Technologies (TST5878)	1930T0036.1	TAS 125	2003
		UL 580	2006
		UL 1897	2015
PRI Construction Materials Technologies (TST5878)	1930T0037.1	TAS 125	2003
		UL 580	2006
		UL 1897	2015
PRI Construction Materials Technologies (TST5878)	1930T0038	TAS 125	2003
		UL 580	2006
		UL 1897	2015
PRI Construction Materials Technologies (TST5878)	1930T0039.2	TAS 125	2003
		UL 580	2006
		UL 1897	2015
PRI Construction Materials Technologies (TST5878)	1930T0040	TAS 125	2003
		UL 580	2006
		UL 1897	2015
PRI Construction Materials Technologies (TST5878)	1930T0042	FM 4471	1992
PRI Construction Materials Technologies (TST5878)	1930T0045	UL 580	2006
		UL 1897	2015
PRI Construction Materials Technologies (TST5878)	1930T0046	TAS 125	2003
		UL 580	2006
		UL 1897	2015
PRI Construction Materials Technologies (TST5878)	1930T0048	UL 580	2006
		UL 1897	2015
PRI Construction Materials Technologies (TST5878)	1930T0055	UL 580	2006
		UL 1897	2015

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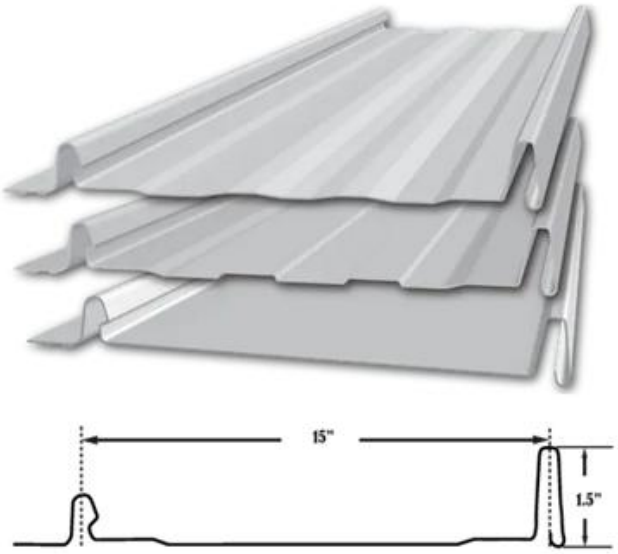
PRODUCT DESCRIPTION

TCM-LOK 1 in.	Profile:	1 in. snap lock seam; Max.16 in. coverage
	Description:	Non-structural, snap lock standing seam roof panel with 7/8 in. slotted nail strip
	Material:	Min. 26 ga. (F_y = min. 50 ksi) ASTM A653 G90, ASTM A792 AZ50 steel coated with Fluropon® or WeatherXL or ASTM A792 AZ55 steel; or Min. 0.032in. (F_y = min. 25 ksi) ASTM B209, 3105 H22 aluminum coated with Fluropon®; Shall conform with FBC Section 1507.4.3
TCM-LOK 1.5 in.	Profile:	1.5 in. snap lock seam; Max. 15 in. coverage
	Description:	Non-structural, snap lock standing seam roof panel with 7/8 in. slotted nail strip
	Material:	Min. 24 ga. (F_y = min. 50 ksi) ASTM A653 G90, ASTM A792 AZ50 steel coated with Fluropon® or WeatherXL or ASTM A792 AZ55 steel; Shall conform with FBC Section 1507.4.3
		

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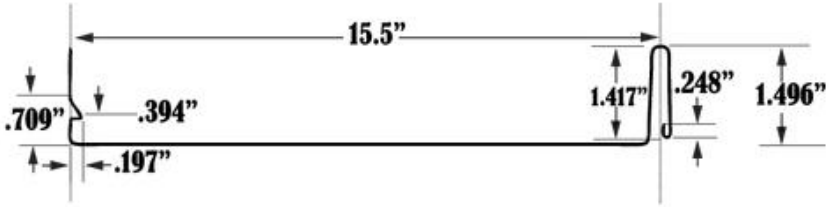
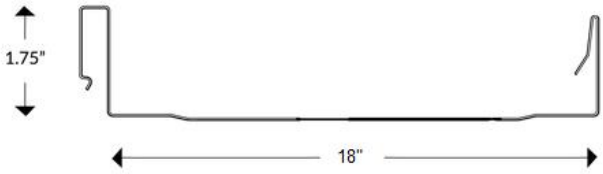
1.5 SL-LOK	Profile:	1.5 in. snap lock seam; Max. 15.5 in. coverage
	Description:	Non-structural, snap lock standing seam roof panel
	Material:	Min. 24 ga. (F_y = min. 50 ksi) ASTM A653 G90, ASTM A792 AZ50 steel coated with Fluropon® or WeatherXL or ASTM A792 AZ55 steel; or Min. 0.032 in. (F_y = min. 25 ksi) ASTM B209, 3105 H24 aluminum coated with Fluropon®; Shall conform with FBC Section 1507.4.3



1.75 SS-LOK	Profile:	1.75 in. snap lock standing seam; Max. 18 in. coverage
	Description:	Non-structural, snap lock standing seam roof panel
	Material:	Min. 24 ga. (F_y = min. 50 ksi) ASTM A653 G90, ASTM A792 AZ50 steel coated with Fluropon® or WeatherXL or ASTM A792 AZ55 steel; or Min. 0.040 in. (F_y = min. 25 ksi)ASTM B209, 3104 H22 aluminum coated with Fluropon®; Shall conform with FBC Section 1507.4.3



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1.5 MS-LOK	Profile:	1.5 in. mechanical seam; Max. 16 in. coverage
	Description:	Non-structural, standing seam roof panel; 180° double lock mechanical seam
	Material:	Min. 24 ga. (F_y = min. 50 ksi) ASTM A653 G90, ASTM A792 AZ50 steel coated with Fluropon® or WeatherXL or ASTM A792 AZ55 steel; Shall conform with FBC Section 1507.4.3
2 MS-LOK	Profile:	2 in. mechanical seam; Max. 18.75 in. coverage
	Description:	Non-structural, standing seam roof panel; 180° double lock mechanical seam
	Material:	Min. 24 ga. (F_y = min. 50 ksi) ASTM A653 G90, ASTM A792 AZ50 steel coated with Fluropon® or WeatherXL or ASTM A792 AZ55 steel; Shall conform with FBC Section 1507.4.3

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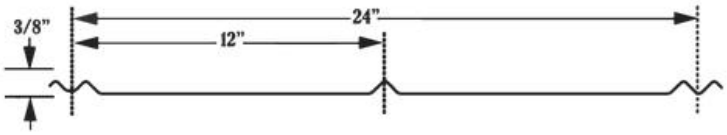
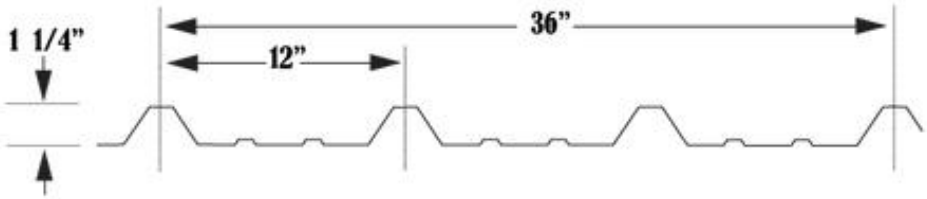
5V	Profile:	3/8 in. ribs at 12 in. o.c.; 24 in. coverage
	Description:	Non-structural, through fastened roof panel
	Material:	Min. 26 ga. (F_y = min. 50 ksi) ASTM A653 G90, ASTM A792 AZ50 steel coated with Fluropon® or WeatherXL or ASTM A792 AZ55 steel; or Min. 0.032 in. (F_y = min. 27 ksi) ASTM B209, 3105 H22 aluminum coated with Fluropon®; Shall conform with FBC Section 1507.4.3
		
PBR	Profile:	1-1/4 in. ribs at 12 in. o.c.; 36 in. coverage
	Description:	Non-structural, through fastened roof panel
	Material:	Min. 26 ga. (F_y = min. 80 ksi) ASTM A653 G90, ASTM A792 AZ50 steel coated with Fluropon® or WeatherXL or ASTM A792 AZ55 steel; Shall conform with FBC Section 1507.4.3
		

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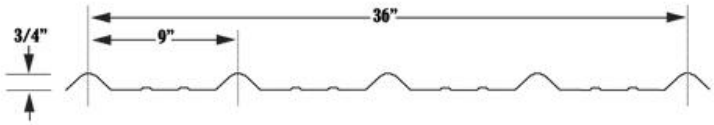
Ultra Rib	Profile:	3/4 in. ribs at 9 in. o.c.; 36 in. coverage
	Description:	Non-structural, through fastened roof panel
	Material:	Min. 29 ga. (F_y = min. 80 ksi) or Min. 26 ga. (F_y = min. 50 ksi) ASTM A653 G90, ASTM A792 AZ50 steel coated with Fluropon® or WeatherXL or ASTM A792 AZ55 steel; Shall conform with FBC Section 1507.4.3



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LIMITATIONS

1. This report is not for use in the HVHZ.
2. Fire classification is not within the scope of this evaluation.
3. The roof deck, wood battens and their attachment shall be designed by others to meet the minimum design loads established for components and cladding and in accordance with FBC requirements.
4. Roof slope shall be in accordance with FBC Section 1507.4.2
5. Reroofing shall be in accordance with Section 1511.
6. Installation of the evaluated products shall comply with this report, the FBC, and the manufacturer's published application instructions. Where discrepancies exist between these sources, the more restrictive and FBC compliant installation detail shall prevail.
7. All products listed in this report shall be manufactured under a quality assurance program in compliance with Rule 61G20-3.

COMPLIANCE STATEMENT

This report has been prepared in accordance with F.A.C. Rule 61G20-3.

This item has been digitally signed and sealed by Zachary R. Priest, PE, on 12/15/2025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies .

Digitally signed by Zachary R. Priest

2025.12.15 09:52:12 -05'00'

Zachary R. Priest, P.E.
Florida Registration No. 74021
Organization No. ANE9641

CERTIFICATION OF INDEPENDENCE

CREEK Technical Services, LLC does not have, nor will it acquire, a financial interest in any company manufacturing or distributing products under this evaluation.

CREEK Technical Services, LLC is not owned, operated, or controlled by any company manufacturing or distributing products under this evaluation.

Zachary R. Priest, P.E. does not have, nor will acquire, a financial interest in any company manufacturing or distributing products under this evaluation.

Zachary R. Priest, P.E. does not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.

APPENDICES

1) APPENDIX A – Installation (5 pages)
2) APPENDIX B – Approved Roof Systems (11 pages)
3) APPENDIX C – Design Wind Loads (4 pages)

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HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
August 27, 2026

Project #	**HPB26-109**
Address; Historic Name	**601 Finney Street; "Robert A. King House" (CD 1931)**
Owner/Applicant	**John and Ashlee French**
Project Type	**Accessory Structure**
Historic District; FMSF#	**South Lake Morton Historic District; #PO00550**
Zoning; Context District; Future Land Use; SPI	**RA-4; Residential Medium; Urban Neighborhood; South Lake Morton SPI**
Existing Use	**Residential**
Adjacent Properties	**Residential**
Previous Approvals	**Open front porch; repair or replace siding and windows, 2/7/2006 (2006-018); Detached garage, 1/24/2008 (2008-009); Screen porch addition, 1/22/2013 (2013-007); Fence, 11/21/2014 (HPB14-207).**

REQUEST

The Applicant requests Final Approval to construct an accessory structure over 300 square feet in size in the rear yard of the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot (Dixieland Subdivision, Block 12 Lot 6) consisting of 0.17 acres in the Lake Morton neighborhood. On the property is a two-story single-family house, constructed circa 1925 in the Craftsman Bungalow architectural style, which is a contributing building in the South Lake Morton Historic District. The house is of frame construction and has a gabled roof with exposed rafter tails, decorative beams, arched gable vents, and a full-width front porch supported by tapered stucco columns. The house features novelty wood lap siding and one-over-one wood windows.

At the southwest corner of the rear yard along the alley is a detached garage with a gabled roof and materials matching the house. The Applicant requests to build a new detached accessory structure in the rear yard of the subject property, between the house and the garage, towards the east property line. This structure will be used as a home gym and storage. The exterior dimensions of the proposed structure are 24 feet by 14 feet, for a total area of 360 square feet. The structure will have a gabled roof with a 4/12 pitch and decorative rafter tails. The west elevation features a small entry porch with a full-lite door and a pair of one-over-one windows, and the north elevation will have a single one-over-one window. The design of the structure is meant to match the house. Materials proposed to be used for the structure include:

Scope	Material
Foundation	Concrete pier foundation dressed with fiber-cement panels with ventilation openings to match house
Exterior Cladding	Fiber-cement lap siding with a 4-inch exposure
Trim & Corner Boards	Fiber-cement trim to match house
Windows	Clad-wood double-hung sash windows with a one-over-one lite configuration
Doors	Composite or wood full-lite door
Roof	Architectural shingles

The site plan submitted for this request shows building setbacks and height that comply with the City's Land Development Code requirements for general accessory structures.

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 4: Historical Development Patterns and New Construction

Sub-Chapter 4.9.2: Secondary Structures

- Accessory structures that complement the architectural character of the principal house through the use of similar materials and simplified architectural elements.
- Accessory structures should be placed towards the rear of the property to minimize visibility from the street. Use of landscape screening and/or privacy fencing to reduce visibility of storage sheds and other utilitarian-designed outbuildings is recommended.
- Detached accessory structures that are excessively large and compete with the scale, massing, or height of the primary structure are not acceptable.
- Secondary structures with a gambrel or "barn style" roof form are not acceptable.

ANALYSIS:

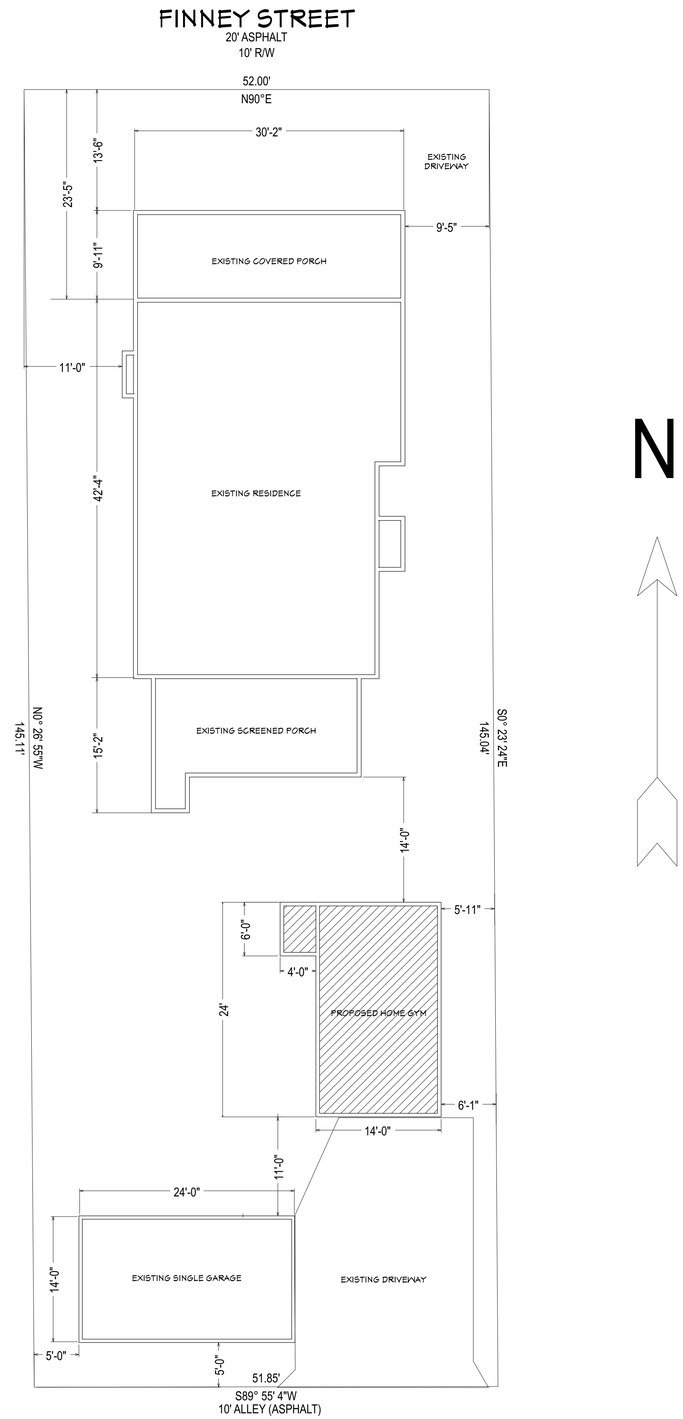
Staff finds that the proposed accessory structure does not disturb the spatial relationships of surrounding buildings, and the essential form and integrity of the principal house is maintained. In evaluating the request with the Design Guidelines, staff finds the subordinate scale of the proposed structure and its simplified design to be consistent with the Design Guidelines. Staff also finds the building materials and roof form to be compatible with the principal house on the subject property, as well as the proposed location at the rear of the lot.

Finally, the proposal conforms with the requirements of Land Development Code concerning accessory structure setbacks and height limits.

STAFF RECOMMENDATION:

Final Approval of the request as submitted.

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



REVISIONS:

NO.	DESCRIPTION	BY	DATE
01	ORIGINAL	JNF	7/4/26

DRAWINGS PROVIDED BY:

JOHN & ASHLEE FRENCH
(863) 738-1339
AEMF618@GMAIL.COM

PROJECT LOCATION:

601 FINNEY STREET
LAKELAND, FLORIDA
PARCEL: 24-28-19-220100-012060

HISTORIC DISTRICT:

SOUTH LAKE MORTON

PROJECT DESCRIPTION:

360 SQ FT HOME GYM
ACCESSORY STRUCTURE

NO INDEPENDENT
COOKING FACILITIES

DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR ON THE JOB SITE BEFORE COMMENCING WORK.

SCALE:

1/8" = 1'

SHEET INDEX

G1	GENERAL NOTES
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A3	ELEVATIONS
G2	HISTORIC PRESERVATION
G3	PHOTOGRAPHS

SHEET:

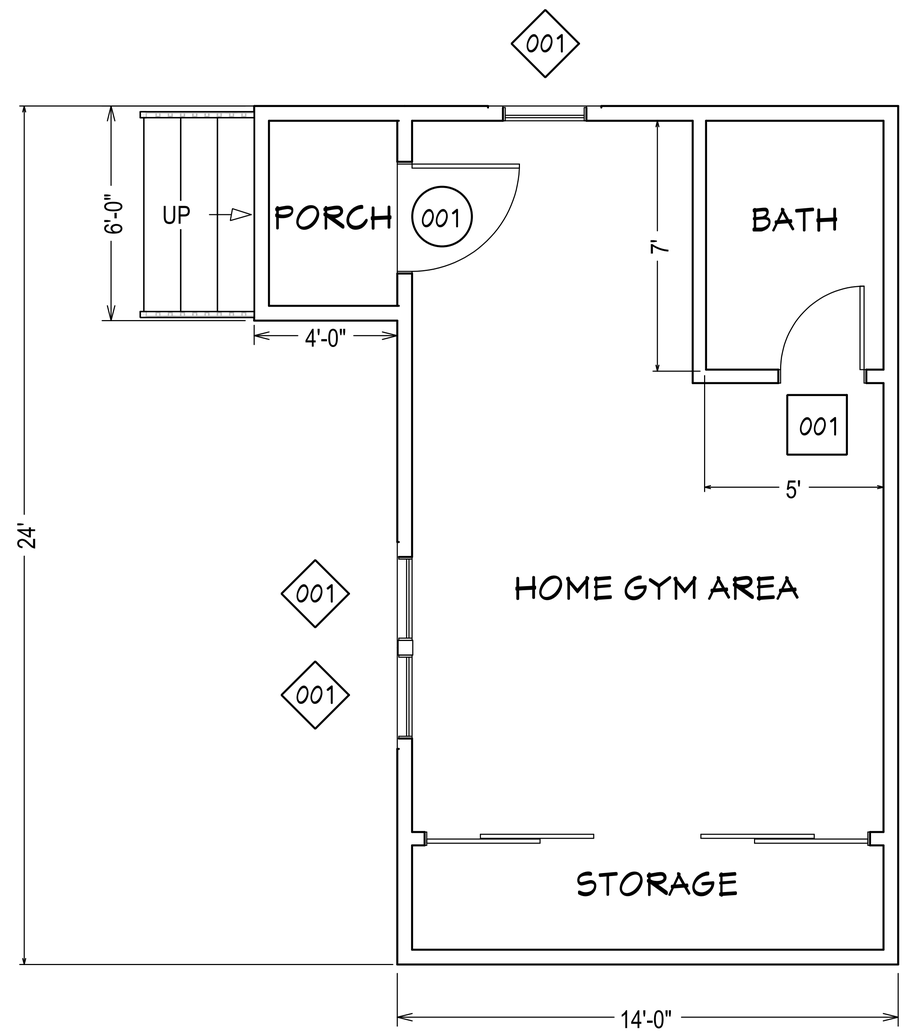
A-1

SITE PLAN

WINDOW SCHEDULE	
001	JELD-WEN W-5500 2450 DH MATCH EXISTING
	FL Product Approval Number: FL10338

EXTERIOR DOOR SCHEDULE	
001	JELD-WEN W-5500 3068 MATCH EXISTING
	FL Product Approval Number: FL17496

INTERIOR DOOR SCHEDULE	
001	TBA



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SCALE:

1/2" = 1'

	SHEET INDEX
G1	GENERAL NOTES
A1	SITE PLAN
A2	FLOOR PLAN
A3	ELEVATIONS
G2	HISTORIC PRESERVATION
G3	PHOTOGRAPHS

SHEET:

A-2

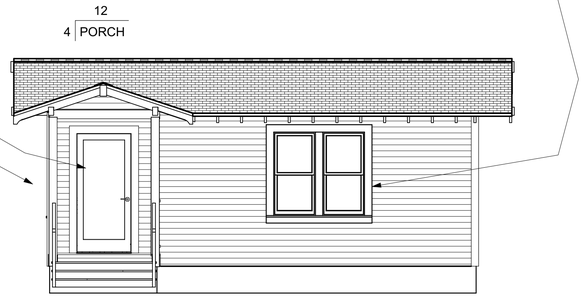
FLOOR PLAN

EXPOSED FOUNDATION TO
BE DRESSED WITH FIBER CEMENT
PANELS AND PAINTED TO
MATCH EXISTING RESIDENCE
BUT WITH INCREASED
VENTILATION OPENINGS

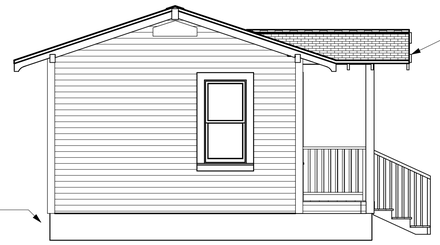
PORCH DIMENSIONS, DETAILS,
RAILINGS AND STEPS
TO REPLICATE SOUTH ELEVATION
OF SCREENED PORCH ON
EXISTING RESIDENCE

WOOD CLAD FULL GLASS DOOR
AND CASING TO MATCH STYLE
AND FINISH OF EXISTING SCREENED PORCH

ALL WINDOW STYLES, SIZES, GLASS RECESS, MUNTINS,
SASHES, CASING, HEADERS, SILLS TO
MATCH EXISTING RESIDENCE
(SEE SHEET G-2 FOR DETAILS)



WEST ELEVATION (PROPOSED)
FACES INTERIOR YARD



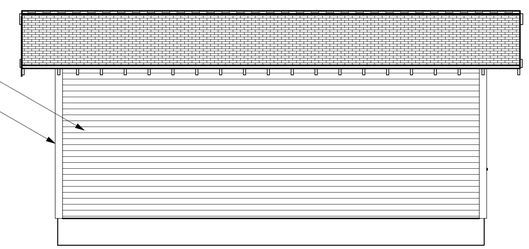
NORTH ELEVATION (PROPOSED)
FACES FINNEY STREET

EXPOSED RAFTER TAILS, SUPPORTS, EAVES, OVERHANGS
AND ALL ROOF DETAILS
TO MATCH DIMENSIONS AND PROFILE OF
EXISTING RESIDENCE AND GARAGE

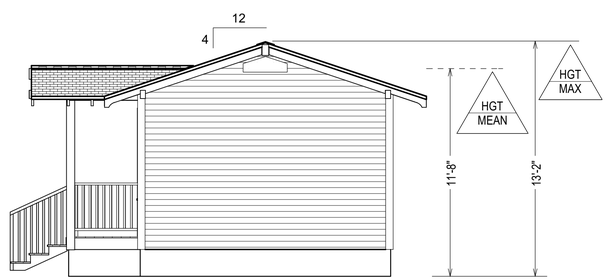
CORNER BOARD STYLE AND DIMENSIONS
TO MATCH EXISTING RESIDENCE AND GARAGE

TEXTURED FIBER CEMENT SIDING
4" EXPOSURE TO MATCH
EXISTING GARAGE

ROOF PITCH 4/12 TO MATCH EXISTING RESIDENCE
DIMENSIONAL SHINGLES TO MATCH
EXISTING RESIDENCE AND GARAGE
EXPOSED EAVES 1 X 4 T&G
NO BOX VENTS



EAST ELEVATION (PROPOSED)
FACES FENCE, 6' FROM BOUNDARY WITH 603



SOUTH ELEVATION (PROPOSED)
FACES ALLEY

REVISIONS:

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PROJECT LOCATION:

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PARCEL: 24-28-19-220100-012060

HISTORIC DISTRICT:

SOUTH LAKE MORTON

PROJECT DESCRIPTION:

360 SQ FT HOME GYM
ACCESSORY STRUCTURE

NO INDEPENDENT
COOKING FACILITIES

DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR ON THE JOB SITE BEFORE COMMENCING WORK.

SCALE:

1/4" = 1'

SHEET INDEX

G1	GENERAL NOTES
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SHEET:

A-3

ELEVATIONS

PROJECT DETAILS:

CONSTRUCTION OF A NEW SINGLE STORY DETACHED HOME GYM OF 360 GROSS SQ FT.

THE NEW DETACHED BUILDING WILL BE MODELED ON THE EXISTING MAIN RESIDENCE (BUILT 1925 APPROX.) AND DETACHED GARAGE, WHICH PREVIOUSLY RECEIVED HISTORIC PRESERVATION AWARDS FROM THE CITY OF LAKELAND.

THIS ADDITION IS STRICTLY FOR RESIDENTIAL RECREATIONAL USE. IT CONTAINS NO KITCHEN FACILITIES AND DOES NOT FUNCTION AS AN ACCESSORY DWELLING UNIT (ADU) OR HABITABLE LIVING QUARTERS.

ZONING DATA:

DEVELOPMENT CRITERIA	REQUIRED / ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS
ZONING	RA-4 / UNH	RA-4 / UNH	RA-4 / UNH
LOT SIZE WIDTH	6,000 SF / 50 FT	7,540 SF / 52 FT	7,540 SF / 52 FT
LOT COVERAGE	45% (3,393 SF)	2,111 SF (28%) SEE NOTE 1	2,471 SF (33%) SEE NOTE 2
FRONT SETBACK	15 FT	23.53 FT	23.53 FT
SIDE SETBACK	5 FT	5 FT	5 FT
REAR SETBACK	5 FT	5 FT	5 FT
MEAN HEIGHT LIMIT (ACCESSORY)	12 '6"	9' 2" GARAGE	11' 8" GYM

NOTE 1:
BASE AREA 1068
SIDE PORCH 18
FRONT PORCH 300
ENCLOSED PORCH 120
SCREEN PORCH 253
REAR PORCH 16
GARAGE 336

NOTE 2:
BASE AREA 336
PORCH 24

LAKELAND ZONING & ADU EXCLUSION CRITERIA:

1. NO COOKING FACILITIES: THE STRUCTURE WILL NOT CONTAIN A STOVE, RANGE, OVEN, COOKTOP, OR FIXED KITCHEN INFRASTRUCTURE.

2. NO KITCHEN / BAR PLUMBING: FIXTURES ARE STRICTLY LIMITED TO THE BATHROOM LAYOUT. NO KITCHEN SINK OR WET BAR PROVIDED.

3. NO APPLIANCE CIRCUITS: NO DEDICATED ELECTRICAL RUNS OR OUTLETS INSTALLED FOR A FULL-SIZED REFRIGERATOR.

4. ACCESSORY UTILITY ONLY: THE ROOM DESIGNATED AS 'STORAGE' SHALL REMAIN AN ENCLOSED UTILITY/EQUIPMENT VAULT AND SHALL NOT FEATURE BUILT-IN CLOSET INTEGRATIONS OR CLOTHING ROD CONFIGURATIONS.

LIFE SAFETY & FIRE PREVENTION NOTES:

PROVIDE HARDWIRED, INTERCONNECTED SMOKE ALARMS WITH BATTERY BACK-UP LOCATED IN ACCORDANCE WITH FBC-R314. SYSTEM SHALL INCLUDE AN INTEGRATED CARBON MONOXIDE DETECTOR PER FLORIDA STATUTES.

ALL RECEPTACLES IN THE HOME GYM AREA SHALL BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED. ANY RECEPTACLES LOCATED WITHIN 6 FEET OF THE BATHROOM SINK OR SHOWER SHALL BE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTED PER CODE.

HAZARDOUS GLAZING / SAFETY GLASS NOTES:

ALL GLAZING LOCATED WITHIN 24 INCHES OF THE 56" EXTERIOR DOOR ASSEMBLY, WITHIN 60 INCHES OF A BATHROOM WET AREA (SHOWER/TUB), OR SITTING LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR LEVEL SHALL BE TEMPERED SAFETY GLASS PER FBC-R308.

VENTILATION NOTES:

MECHANICAL VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. THE BATHROOM SHALL FEATURE AN INDEPENDENT ENERGY STAR RATED EXHAUST FAN VENTED DIRECTLY TO THE OUTSIDE.

REVISIONS:

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PROJECT LOCATION:

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HISTORIC DISTRICT:

SOUTH LAKE MORTON

PROJECT DESCRIPTION:

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ACCESSORY STRUCTURE

NO INDEPENDENT
COOKING FACILITIES

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SCALE:

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G1	GENERAL NOTES
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SHEET: **G-1**

GENERAL NOTES

MATERIAL COMPONENT	HPB STANDARD	PROPOSED PROJECT SPECIFICATION
Exterior Siding	Profile & texture match adjacent wall	Hardie siding, 5.25" total width with a 4" exposure. Texture and profile to match existing detached garage.
Roofing Profile	Pitch & material compatibility	4/12 roof pitch. Architectural asphalt shingles to match color and profile of principal structure.
Roofing Details	Architectural trim replication	Decorative Rafter Tails: Replicate profiles, dimensions, and spacing found on main residence and garage.
Windows	Double-hung vertical sash, recessed 2" min. True or Simulated Divided Lites (TDL/SDL)	Double-hung vertical sash, recessed 2" min. 1 over 1 to match existing residence. Approved Brand will be used: Jeld-Wen (Siteline/ W-5500 Series)
Trim & Moldings	Historical architectural profile match	Will replicate window sill, trim casing, and header moulding details from main residence.
Exterior Door	Historically compatible framing	Full-view clear glass door on West elevation. Solid smooth-composite or wood frame.
Foundation Finish	Match architectural style	Engineered foundation system to be dressed to complement existing structures.

HISTORIC PRESERVATION BOARD PERFORMANCE NOTES

1 **Window Installation Method:** Owner will physically recess all new windows within the casing of the window opening to produce a distinct shadow line. Flush or fin/flange installations will not be used, instead, BLOCK FRAME windows will be used. All window muntins/grids will be dimensional and permanently contain the exterior glass surface.

JELD-WEN W-5500 windows will be set into the rough opening to create an upper sash recess of > 2" and a
lower sash recess of >3".

Rough opening to be 1/2” larger than window frame size.

Structural framing will be 2x6 (or 2x4 with 1x2 furring strips) to allow for window recess.

A 2x subsill in treated lumber will be engineered to sit below the recessed windows to shed water from the recessed sill.

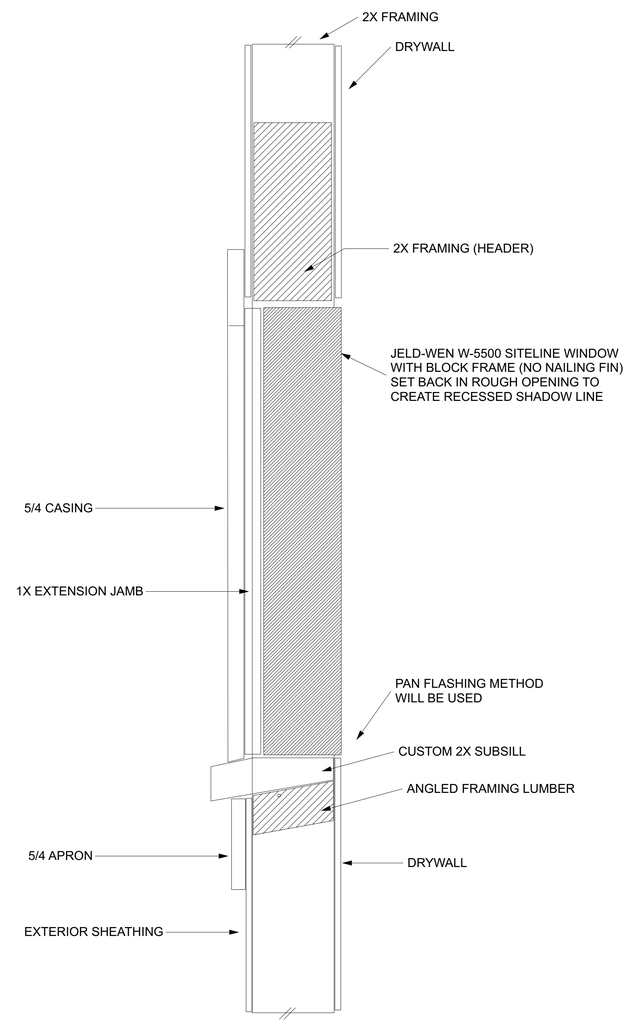
Pan flashing system will be installed across the rough opening sill before setting the window, sloped outward and sealed to direct water straight to the exterior subsill.

Approved fasteners for block frame installation wil be used. Screws will penetrate a minimum of 1 1/2 inches into wood structural framing studs. Screws will be driven through the internal side tracks spaced no further than 12 inches on center, with corner fasteners placed exactly 3 inches from the top and bottom edges or as specified in supplied installation sheet.

1x jamb extensions butted to exterior blind stop of each window at top and sides will be installed for attachment of exterior casing. Exterior casing will be 5/4 material to further enhance the shadow line.

2 **Window Architectural Trim:** Owner will install window trim casing, sills, and header configurations that match the profile, material type, and structural styling of the existing main residence windows.

3 **Roofing and Architectural Eaves:** Project will integrate decorative rafter tails along the exposed roof overhang. The tail shapes, cut patterns, dimensions, and exposure intervals will duplicate the historic detailing found on the existing residential structures at the site.



WINDOW INSTALLATION DETAILS
(NOT TO SCALE)

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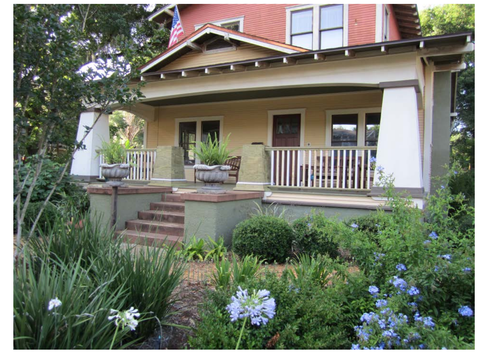
SHEET: **G-2**

HISTORIC PRESERVATION

1984

2003



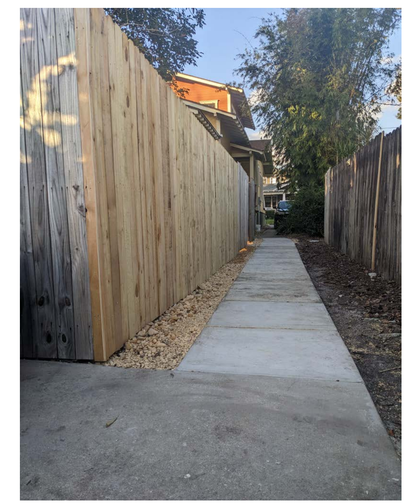
2011

JULY 4, 2026

DETAIL SHOWING REAR PORCH/ENTRY THAT WILL BE REPLICATED ON NEW PROJECT

DETAIL SHOWING PROPOSED RAFTER PROFILE

DETAIL SHOWING EXISTING/PROPOSED SHINGLES



LOCATION OF PROPOSED STRUCTURE. PHOTO TAKEN FROM THE SE CORNER OF THE LOT LOOKING NORTH TOWARD FINNEY STREET

EXISTING GARAGE
EAST ELEVATION

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SHEET: G-3

PHOTOGRAPHS

HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
August 27, 2026

Project #	**HPB26-125**
Project Type	**Demolition and New Construction**
Property Address; Historic Name	**217 E. Belmar Street; Guy and Evalyn Johnston House (CD 1925)**
Historic District; FMSF#	**South Lake Morton Historic District; #PO00469**
Owner/Applicant	**Hulbert Homes Inc.**
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	**Accessory Structure Demolition, 3/4/2020 (HPB20-029)**

REQUEST

The Applicant requests approval to demolish the existing house on the subject property and construct a new single-family house.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot consisting of 0.16 acres (South Lakeland Addition, Block B, Lot 12). On this property is a one-story single-family house built circa 1925, which is a contributing building within the South Lake Morton Historic District. Exhibiting the Frame Vernacular architectural style, the house features a hipped roof with exposed rafter tails, textured stucco cladding, terracotta scuppers, a screened front porch with rounded, arched openings, and nine-over-one Prairie-style wood sash windows. While staff was not able to find evidence for this, it is believed that the house was originally constructed with a flat roof behind a parapet wall, due to the unusually high exterior walls and presence of scuppers. The hipped roof was likely added in the 1940s or 1950s.

In justifying the request for demolition, the Applicant states that the house exhibits deterioration that is beyond reasonable repair. A structural inspection report prepared Arkay Engineering Inc. noted that the house is “structurally unsafe and should be condemned.” Several building issues were cited, including water and termite damage throughout the entire roof and ceiling framing systems, exterior load bearing walls, and wood floor system. Demolition is estimated to cost $11,000 and reasonable efforts will be made by the Applicant to salvage any usable architectural elements and building materials.

If granted demolition approval, the Applicant proposes to construct a one-story single-family house, containing 2,139 square feet. An attached two-car garage and integrated lanai are present on the rear façade. Aesthetically, the building will feature a neo-traditional style reflecting Craftsman architectural elements, including a gabled front porch supported by square columns on brick plinths, and single and paired sash windows with a one-over-one lite configuration.

Materials for the proposed building will consist of:

Scope	Material
Foundation	Painted, sand finish cementitious coating over concrete stem wall
Exterior Cladding	Painted fiber cement lap siding with a 6" exposure, with fiber cement board-and batten siding accent in the gable
Trim & Corner Boards	Painted fiber cement trim with 4" width
Windows	White vinyl single-hung sash
Doors	Glazed painted fiberglass/wood entry and rear doors; steel raised panel garage door
Porch Features	Brick veneer porch foundation and brick column bases; concrete floor; painted fiber cement columns; cast-in-place concrete steps.
Roof	Architectural asphalt shingles on 5/12 pitch roof
Fascia/Soffit	Painted fiber-cement fascia and soffit
Exterior Paint Colors	Body: SW 9139 Debonair; Gable accent: SW 9136 Lullaby; Trim: SW 7005 Pure White; Front entry door: SW 2802 Rookwood Red

The site plan for the new house includes a front setback of 20 feet from the property line, with interior side setbacks of 6.67 feet and a rear setback of 22.58 feet. A driveway connecting the rear-loaded attached garage to the improved alley located south of the subject property is provided in the rear yard.

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.d.

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 4: Historical Development Patterns and New Construction
Sub-Chapter 4.6: New Residential Construction and Infill Development

- Ensure that Historic Buildings Remain the Central Focus: Carefully consider the historic context of the block and surrounding environment or historic district when designing a new structure. New construction should be distinguishable from historic structures without detracting from them.
- False Historicism/Conjectural History is Discouraged: Attempting to create an exact replica of historic styles for new construction blurs the distinction between old and new buildings and makes the architectural evolution of the historic district more difficult to interpret. While new

construction within historic districts does not need to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

- Contemporary Interpretations of Traditional Designs and Details May be Considered: When applied to a compatible building form, contemporary materials and architectural details can increase energy efficiency and provide visual interest while helping to convey the fact that the building is new.
- Materials should respect adjacent historic buildings.
- Details and Ornamentation: a new building should consider the amount, location and elaborateness of details and ornamentation on existing neighboring buildings in its design.
- Setback Guidelines: Single and multi-family structures should adhere to established setback distances on adjacent lots. Alignment of porches, projecting bays, entryways and other façade elements of infill development with adjacent historic structures.
- Orientation Guidelines: Orient front facades and entrances to the street. Building entrances, porches, and landings should have orientations that are consistent with other historic structures along the street.
- Massing and Scale Guidelines:
    - Infill structures should have massing and scale conditions that are compatible with adjacent structures on the same block face.
    - Structures should utilize design strategies to reduce the apparent scale of the primary façade to blend in with adjacent structures.
    - Corner infill structures should acknowledge prominent locations with appropriate transitional or other massing gestures.
    - Infill structures should be elevated a minimum of 21 inches above grade to promote visual interest, privacy and consistent building height zones along the street.
    - The height-to-width ratio of an infill structure's street-facing facade should be compatible with and maintain massing proportions established by adjacent historic structures.
    - The height of walls, cornices, roofs, and chimneys on new infill structures should be compatible with existing building heights.
    - Infill structures should be no more than one story higher or lower than adjacent buildings.
    - All principal new buildings must have front porches or terraces that extend toward the street.
- Façade Proportion Guidelines: Infill structures that exhibit a minimum level of "diagrammatic compatibility" with historic buildings along the street. Façade compositions on infill structures that use design strategies to relate to historic façade patterns.
- Porch Column and Wall Opening Guidelines: Porch column and fenestration patterns that are coordinated to reflect a discernible order or regular window-bay definition. Porch column faces that are flush with the face of the beam or horizontal structural member above them. Porch columns that are appropriately scaled relative to the size of the beam above them.
- Window Guidelines
    - Windows should have vertical or square proportions.
    - Window design should be based on traditional types with the historic pane configurations.
    - Structures should incorporate window designs as a coordinated ensemble.

- Windows should be constructed of wood, wood cladding or a synthetic material that resembles a traditional wood window.
- When a simulated divided-lite appearance is used, the muntins (grid/grille) should be mounted to the exterior glass.

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 building is a contributing building in the South Lake Morton Historic District, as it represents the Frame Vernacular architectural style, was built during the District's period of significance, and for its association with the Florida Land Boom historic context in Lakeland. While the architectural details of the house are relatively modest, the house features elements of its particular architectural style, as described in the Summary of Background Information above. Frame Vernacular houses are common throughout the South Lake Morton Historic District. Given the workmanship, available building materials, and roof alteration, this house could easily

be replicated. While this house is not eligible for an individual listing on the National Register of Historic Places based on known architectural or historical merits, it continues to contribute to the history and context of the Historic District.

The Historic Preservation Standards state that the demolition of "sound historic structures" will be discouraged. The structural inspection report provided by the Applicant provides evidence that the subject house has experienced deferred maintenance and damage to the extent that it is not occupiable or structurally safe in the current condition and constitutes an unsound structure. Additionally, the roof alteration detracts from the architectural integrity of this house.

With regard to demolition consideration #3, the Applicant provided complete plans to replace the subject house with a new single-family house. Staff finds that the proposed new house with attached rear-loaded garage generally meets the Standards and Design Guidelines in terms of scale, massing, orientation, fenestration size and alignment, roof form, materials, and compatible neo-traditional design elements. However, for compatibility with adjacent houses and historic precedent, the total width of the house should be reduced from 36.67 feet to 34 feet. Staff further finds that the front façade of the house is appropriately oriented towards Belmar Street, and that the architectural ornamentation and details of the house are a contemporary interpretation of the Craftsman Bungalow architectural style found widely throughout the City's residential historic districts and compatible with historic buildings within the South Lake Morton Historic District.

The building setbacks, height, and the location of the driveway for this proposal are appropriate and consistent with the Design Guidelines. The average front setback for houses along East Belmar Street adjacent to the subject property is approximately 17 feet, so the 20-feet front setback as proposed is found to be compatible. The existing driveway and driveway apron will be required to be removed and the curb reconstructed.

For the reasons outlined above, staff finds that demolition of the subject building is appropriate, as the demolition considerations have been adequately met.

STAFF RECOMMENDATION:

Final Approval for the demolition of the subject house and construction of the single-family house as proposed with the following condition, to be reviewed by staff prior to permitting:

1. Reduce width of house from 36.67 feet to 34 feet.

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

ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS

July 23, 2026

Hulbert Homes, Inc.
5116 S Lakeland Drive
Lakeland, Florida 33813

Attn: Mark Hulbert

Re: Structural Inspection at 217 Belmar Street East - Lakeland, Florida 33803
Arkay Engineering Job # 21772

Dear Mark:

On Monday, June 22nd; at your request, I performed a visual structural inspection of the single family residence at the above referenced address. The purpose of my inspection was to determine if the building, in its current state, is structurally sound.

Based upon the Polk County Property Appraiser's web-site, the building is a single story wood frame structure with a raised wood floor system that was constructed in 1925. Also, the building appears to have sat vacant and has been neglected for many years.

The building is in need of a complete renovation of the roof, exterior walls, raised wood floor system, foundations, all interior finishes, flooring, cabinetry, mechanical systems, electrical and plumbing systems. Enclosed are numerous photos of the current state of the building.

Currently, the following issues were observed at building #1:

1 - There is both water & termite damage throughout the entire roof/ceiling framing system.

2 - Water and termite damage in the exterior load bearing walls.

3 - Water and termite damage throughout the entire raised wood floor system.

1958 E. EDGEWOOD DRIVE ~ LAKELAND, FLORIDA 33803
PHONE: 863-688-6500 ~ EMAIL: arkayeng@gmail.com
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION # EB6347
RICHARD L. KIDDEY, P.E. ~ FLORIDA LICENSE # 37296

July 23, 2026
217 Belmar Street East - Lakeland, FL 33803
Arkay Engineering, Inc. Job #21772

Also, due to the age of the structure, there is a very high probability that evironmentally hazardous lead-based paint is present.

Based upon my observations, it is my professional opinion that the building is structurally unsafe and should be condemned. Further, it is my opinion that it would be cheaper to remove the building and re-construct a "new" building.

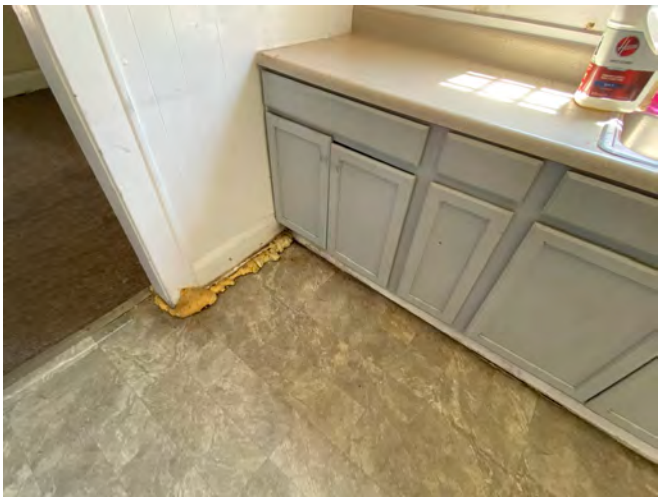
Should you have any questions, please give me a call at the office.

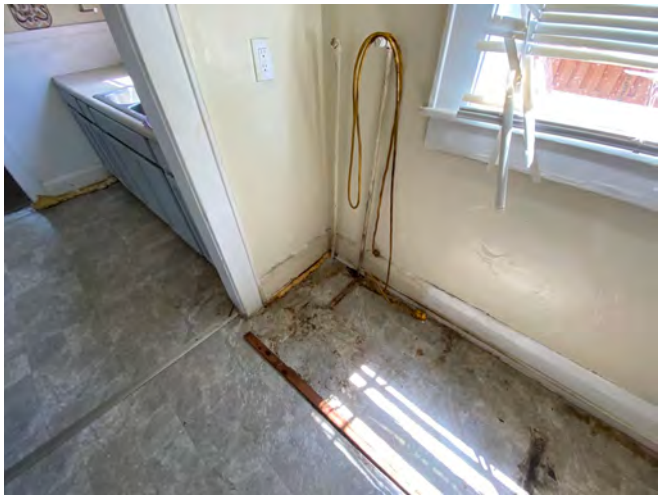
Sincerely,
Arkay Engineering, Inc.

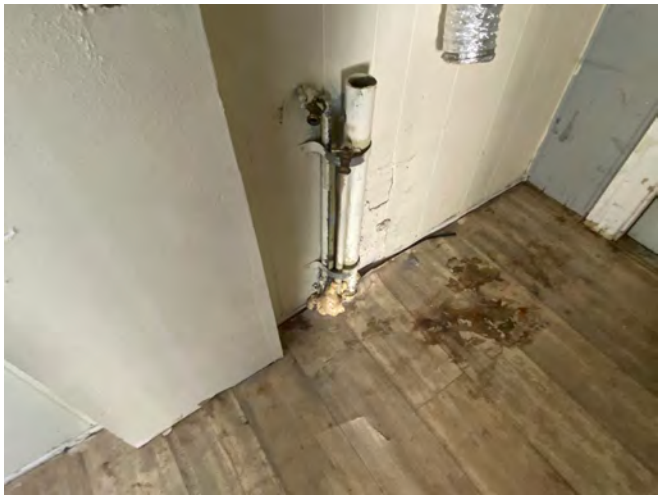
Richard L. Kiddey, P.E.

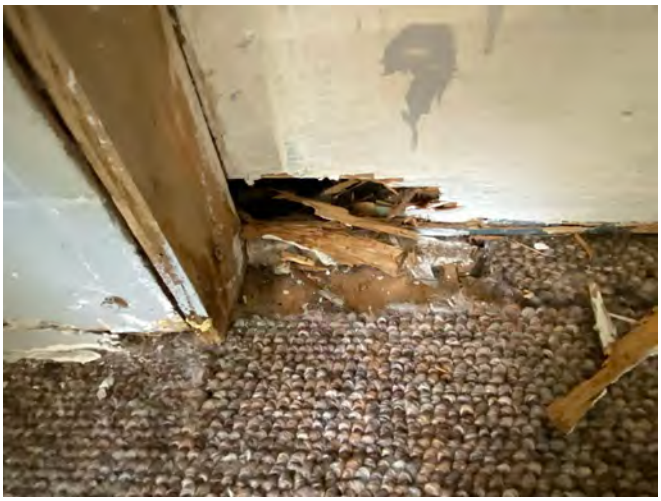
enclosures

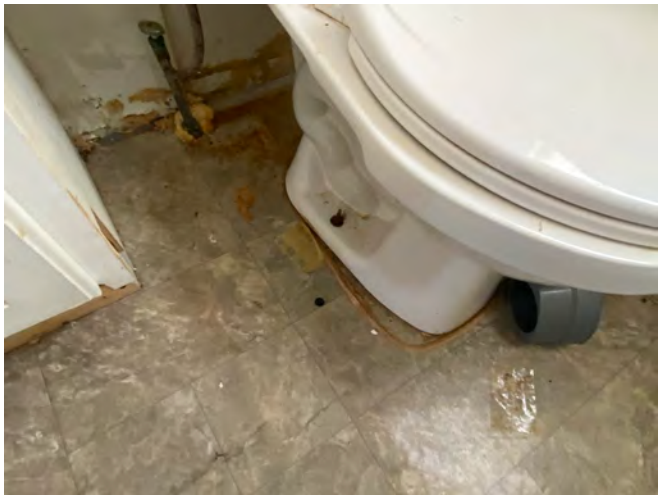
Haier











Hulbert Homes

Project Narrative and Statement Addressing Demolition Review Criteria

The existing residence at 217 Belmar Street is a contributing resource within the South Lake Morton Historic District and contributes to the district's historic residential character. The proposed demolition will allow for the construction of a compatible replacement residence that maintains the property's long-established single-family residential use. The new one-story home has been designed to complement the historic district through its traditional scale, massing, roof forms, materials, and architectural detailing while remaining identifiable as new construction. Consistent with the submitted plans, the replacement residence will reinforce the character of the South Lake Morton Historic District and preserve the established residential streetscape.

Info@hulberthomeslcom
PO BOX 6254 Lakeland FL 33807
www.hulberthomes.com
863-647-5815

Hulbert Homes

Statement Addressing Cost, Timeframe, and Salvage

Property Address: 217 Belmar Street, Lakeland, Florida
Historic District: South Lake Morton Historic District

The anticipated cost for demolition and removal of the existing structure is approximately $11,000, including demolition, hauling, disposal, and site cleanup.

Upon approval and issuance of the required permits, demolition is anticipated to occur shortly thereafter. The property will then proceed into site preparation and redevelopment with the proposed new single-family residence. The overall redevelopment timeframe will be dependent upon permitting, contractor scheduling, material availability, and construction conditions.

Prior to and during demolition, reasonable efforts will be made to identify and salvage any usable architectural elements and building materials that can be safely removed.

Info@hulberthomeslcom
PO BOX 6254 Lakeland FL 33807
www.hulberthomes.com
863-647-5815

Redevelopment Plan Following Demolition Approval

Property Address: 217 Belmar Street, Lakeland, Florida
Historic District: South Lake Morton Historic District
Proposed Use: Single-Family Residence

Proposed Redevelopment

Upon approval of the requested demolition of the existing structure, the property located at 217 Belmar Street will be redeveloped with a new single-family residence designed to be compatible with the established architectural character, scale, materials, and streetscape of the South Lake Morton Historic District.

Following demolition, the existing structure will be removed from the site, and the property will be prepared for the construction of the proposed residence in accordance with applicable City of Lakeland requirements and approvals.

The proposed residence will incorporate a traditional Craftsman-inspired architectural design intended to complement the historic character of the surrounding neighborhood. The exterior elevations include a low-pitched hip roof with architectural shingles, horizontal lap siding, brick veneer accents, decorative trim, a covered front entry, substantial square columns, and other architectural details characteristic of the Craftsman style. The design provides a balanced and traditionally scaled appearance along the street-facing elevation while carrying compatible architectural materials and detailing throughout the side and rear elevations.

The proposed exterior materials and color palette have been selected to provide a cohesive appearance and complement the existing character of the South Lake Morton Historic District. Proposed materials and finishes include Landmark Weathered Wood architectural shingles, Clary Sage (SW6178) exterior paint, Pure White (SW7005) trim and windows, Henry Brick in Chimney Rock, Tremron Driftwood pavers, and a Malabar (SW9110) front door.

The redevelopment will result in a new, permanently occupied single-family residence and a substantially improved property that is intended to contribute positively to the surrounding residential streetscape. The proposed design seeks to respect the established architectural character of the South Lake Morton Historic District while providing a compatible new residence that reflects the scale, proportions, materials, and traditional architectural language of the surrounding neighborhood.

Construction of the proposed residence will be undertaken following approval of the requested demolition and receipt of all applicable Historic Preservation, site development, and building permits required by the City of Lakeland.

Info@hulberthomeslcom
PO BOX 6254 Lakeland FL 33807
www.hulberthomes.com
863-647-5815

Floor Plan
1/4" = 1'-0"

*REFRIGERATOR CUT OFF VALVE TO BE LOCATED IN CABINET NEXT TO REFRIGERATOR

*ALL DOORS EXCEPT CLOSET DOORS ARE TO BE TI-ASTRAGAL DOORS

*ENTRY DOORS FROM GARAGE TO HOUSE MUST BE SOLID CORE CONSTRUCTION MIN. 1-3/8" THICK PER FBC-RESIDENTIAL R302.5.1 OPENING PROTECTION

GLASS SIDE LITES @ENTRY DOORS MUST BE TEMPERED*

*FRONT DOOR INSTALLATION: TAPCONS TO BE LOCATED BEHIND WEATHERSTRIP

*BATH VENT FAN VENTS IN SOFFIT TO HAVE BLOCKING & TO BE LOCATED MIN. 3' FROM ANY WINDOW

* NOTE: ALL WINDOWS ARE SINGLE HUNG EXCEPT AS NOTED AS FIXED, TRANSOM, HALF CIRCLE, OR EYEBROW

WINDOW SCHEDULE

Plan Call Out	Width	Height	Sq. Ft.	*
12	14"	26"	3	
13	14"	38"	5	
14	14"	50"	7	
15	14"	63"	8	
16	14"	72"	10	
17	14"	90"	11	
1/2-32	26"	26"	5	
1/2-33	26"	38"	7	
1/2-34	26"	50"	9	
1/2-35	26"	63"	11	
1/2-36	26"	72"	13	
1/2-37	26"	90"	16	
22	37"	26"	7	
23	37"	38"	10	
24	37"	50"	13	
25	37"	63"	16	*
26	37"	72"	19	*
27	37"	90"	22	*
32	53"	26"	10	
33	53"	38"	14	
34	53"	50"	18	
35	53"	63"	23	*
36	53"	72"	27	*
37	53"	90"	32	*

* = MEETS MIN. EGRESS SIZE REQUIREMENTS PER FBC, 2023 8th Ed., RES.: R310.1

Concrete Lintel Schedule

Tag Nos.	Clear Span	Lintel Size	Precast And Prestressed TYPE/SIZE: Filled = F Unfilled = U Prestressed = PS *Composite = C	Rebar
L1	1'-6"	2'-10"	8"-U	NOT REQ'D
L2	2'-2"	3'-6"	8"-U	NOT REQ'D
L3	2'-8"	4'-0"	8"-U	NOT REQ'D
L4	3'-2"	4'-6"	8"-U	NOT REQ'D
L5	4'-0"	5'-4"	8"-U	NOT REQ'D
L6	4'-6"	5'-10"	8"-U	NOT REQ'D
L7	5'-2"	6'-6"	8"-F	NOT REQ'D
L8	6'-2"	7'-6"	8"-F	1 - #5
L9	7'-0"	NOT AVAILABLE		
L10	8'-0"	9'-4"	8"-F	1 - #5
L11	9'-2"	10'-6"	8"-F	1 - #5
L12	10'-0"	11'-4"	8"-F	1 - #5
L13	11'-2"	12'-6"	8"-F	1 - #5
L14	12'-0"	13'-4"	8"-F	1 - #5
L15	12'-8"	14'-0"	8"-F	1 - #5 T4B
L16	13'-4"	14'-8"	8"-PS-F	1 - #5 T4B
L17	14'-0"	15'-4"	8"-PS-F	1 - #5 T4B
L18	16'-0"	17'-4"	8"-PS-F	1 - #5 T4B
5"x 16" Prestressed - Composite				
L19	18'-0"	19'-4"	16"-PS-C	1 - #5 T4B
L20	18'-8"	20'-0"	16"-PS-F-C	1 - #5 T4B
L21	20'-8"	22'-0"	16"-PS-F-C	1 - #5 T4B
L22	22'-8"	24'-0"	16"-PS-F-C	1 - #5 T4B
Garage Door Lintels				
L18G	16'-0"	17'-4"	8"-PS-F	1 - #5 T4B
L19G	18'-0"	19'-4"	16"-PS-F	1 - #5 T4B
Garage Door W/Bonus Room Above				
5"x 24" Prestressed - Composite				
L18B	16'-0"	17'-4"	24"-PS-C	1 - #5 T4B
L19B	18'-0"	19'-4"	24"-PS-C	1 - #5 T4B
*COMPOSITE INCLUDES 1 #5 REBAR TOP & BOTTOM. REV. 5/8/2021				

Tub End Niche/ Tile Detail
1/4" = 1'-0"

Typical Shower Wall
1/4" = 1'-0"

Typical Shower Niche
1/4" = 1'-0"

DESIGN LOADS:

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

AREAS:	
LIVING	2,139
GARAGE	442
FRONT PORCH	294
LANAI	224
TOTAL:	3,099

REVISIONS	BY

ENGINEER OF RECORD:
ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS
1958 E. EDGEWOOD DRIVE-LAKELAND, FLORIDA 33803
PHONE: 863-668-6500 FAX: 863-668-6951
STATE OF FLORIDA CERT. OF AUTHORIZATION #8934-41
RICHARD L. MOORE, P.E. - FLORIDA LICENSE #37246

The Belmar
217 Belmar St., Lakeland, FL 33803

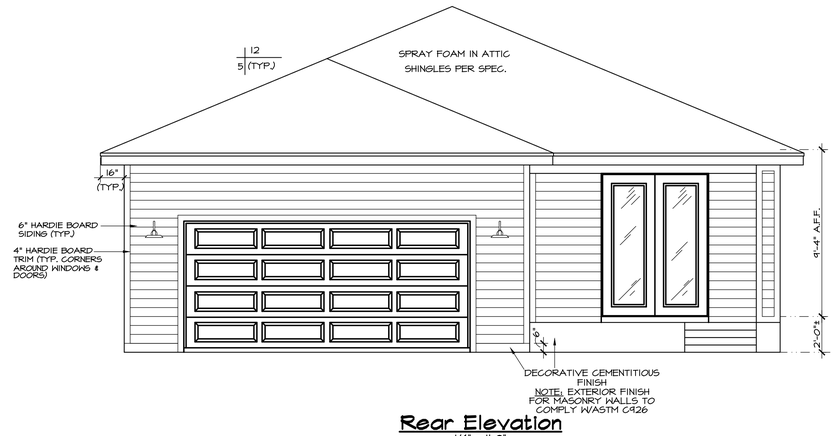
Floor Plan

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

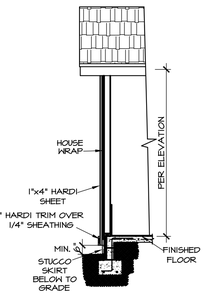
NOTE: **ROOM SIZES ARE APPROXIMATE** Dimensions are from inside masonry and framing, rounded up to the nearest inch (Masonry walls = 8", Frame walls = 4" widths). Furring, drywall, insulation and baseboards are not included in dimensions. Actual room sizes vary per builder specifications.

DRAWN BY	SDF
DATE CHECKED	
DATE	22 JULY 2026
SCALE	AS NOTED
SHEET	—
OF	5 SHEETS
PAPER SIZE	24"x36"

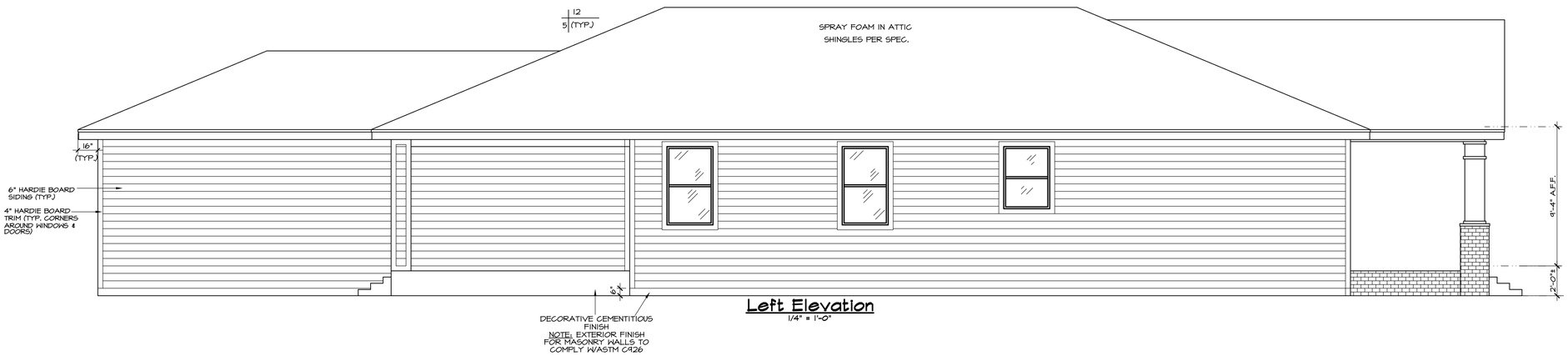
Front Elevation
1/4" = 1'-0"



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



Board & Batten Siding Detail
N.T.S.



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

EXTERIOR LATH, WEEP, & WATER RESISTIVE BARRIER NOTES:

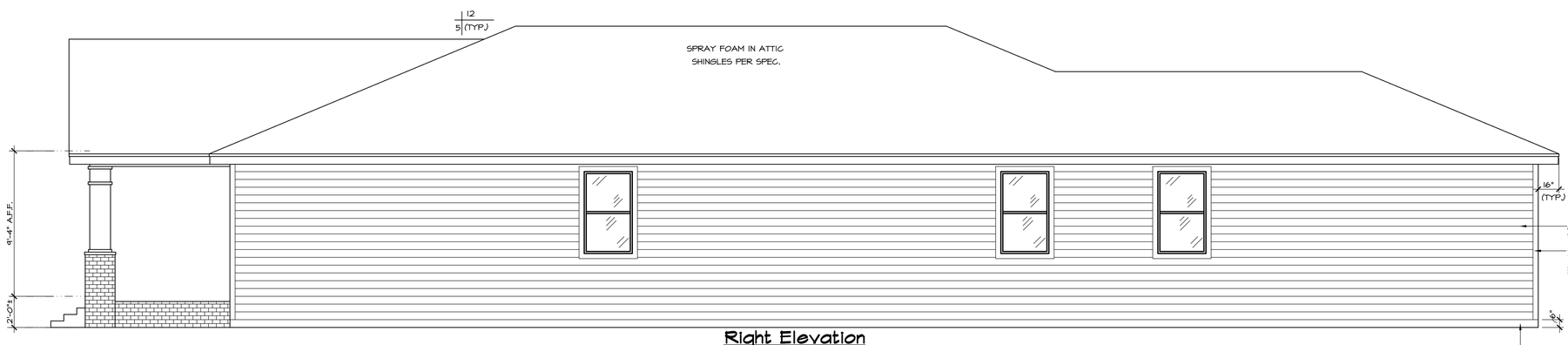
1. EXTERIOR PLASTER: INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE W/ ASTM C 926 & ASTM C 1063 & THEIR PROVISIONS OF THIS CODE.

2. LATH: ALL LATH & LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED W/ 1-1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1MM) HEAD, OR 7/8-INCH LONG (22.2MM), 16 GAGE STAPLES, SPACED AT NO MORE THAN 6" (152 MM), OR AS OTHERWISE APPROVED.

3. PLASTER: PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN 3 COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH & SHALL BE NOT LESS THAN 2 COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING.IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY 2 COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1). THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE.

4. WEEP SCREENS: A MIN. 0.019-INCH (0.5 MM)(NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MIN. VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES (84 MM) SHALL BE PROVIDED AT OR BELOW FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE W/ ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MIN. OF 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS & SHALL BE OF A TYPE OF THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER & TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

5. WATER-RESISTIVE BARRIERS: WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R1403.2 &, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER W/ A PERFORMANCE AT LEAST EQUIVALENT TO 2 LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE & ANY FLASHING (INSTALLED IN ACCORDANCE W/ SECTION R703.8) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.
EXCEPTION: WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60-MINUTE GRADE D PAPER & IS SEPARATED FROM THE STUCCO BY AN INTERVENING, SUBSTANTIALLY NON-WATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.



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

FINAL FOR REVIEW
30 JULY 2026

PORCH ATTIC SPACE VENTILATION CALCULATION:
518 S.F. ATTIC AREA/ 300 = 1.73 S.F. x 144 = 249 S.I.
249 S.I. / 2 = 125 S.I. UPPER & LOWER VENTILATION REQUIRED
UPPER VENTILATION PROVIDED
2 LOMANCO T10 STATIC ROOF VENT @70 S.I. / EA = 140 > 125 S.I.
LOWER VENTILATION PROVIDED
20 FT. SOFFIT VENTS (MIN.) @6.42 S.I./FT = 128 > 118 S.I.

DESIGN LOADS:

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

REVISIONS	BY

ENGINEER OF RECORD:
ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS
1158 E. EDGEWOOD DRIVE-LAKELAND, FLORIDA 33803
PHONE: 863-688-8500 FAX: 863-680-8655
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION # 29347
RICHARD L. KIDDEY, P.E. - FLORIDA LICENSE # 37246

The Belmar
217 Belmar St., Lakeland, FL 33803

Elevations

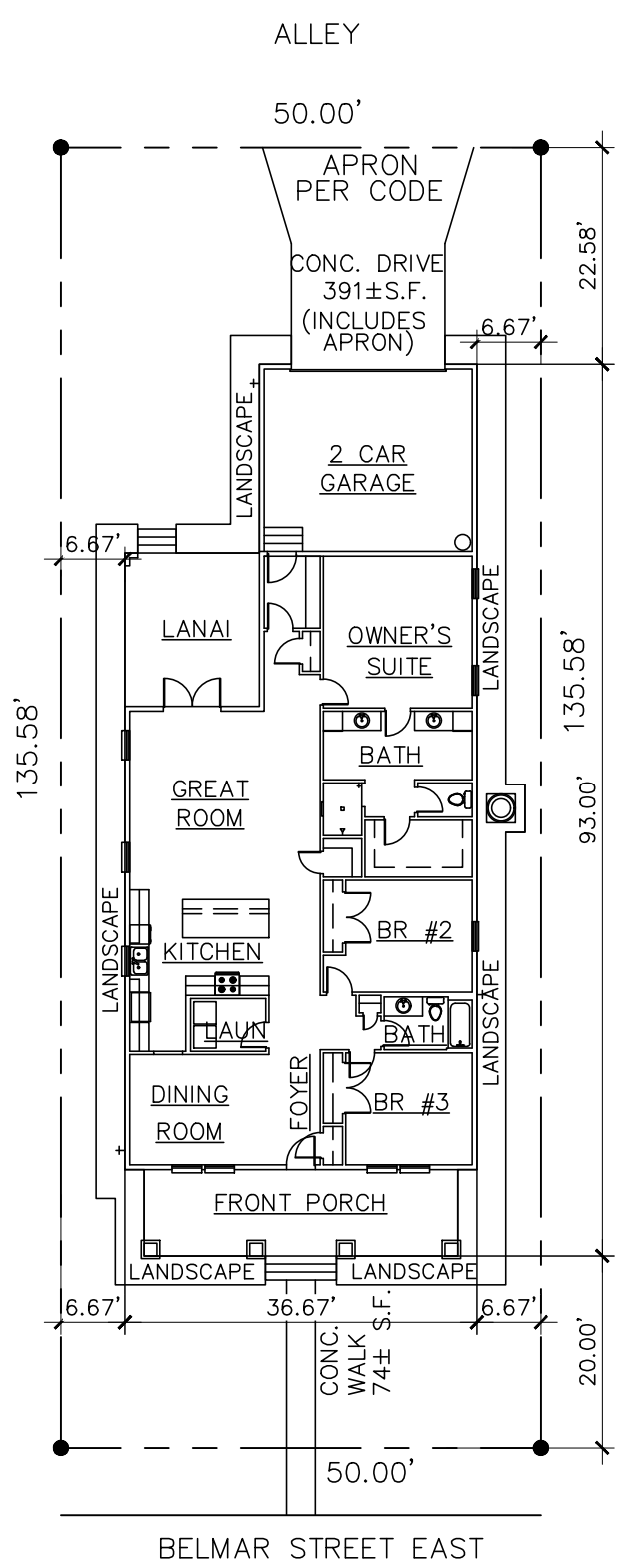
Hulbert Homes, Inc.
PHONE: 863-647-5815
FAX: 644-1125

NOTE: **ROOM SIZES ARE APPROXIMATE** Dimensions are from inside masonry walls = 8", Frame walls = 4" Additive. Furring, drywall, insulation and baseboards are not included in dimensions. Actual room sizes vary per builder specifications.

DRAWN BY	SDF
DATE CHECKED	
DATE	22 JULY 2026
SCALE	AS NOTED
SHEET	3 OF 5 SHEETS
PAPER SIZE	24"x36"

TOTAL LOT AREA: 6,779 SQUARE FEET (APPROX.)
STRUCTURAL AREA = 3,099 SQ.FT. = 45.71% (APPROX.)
IMPERVIOUS AREA = 3,573 SQ.FT. = 52.71% (APPROX.)

AREA BETWEEN LOT LINE & ROAD COVERAGE = 350 SQ.FT. (APPROX.)
A/C PAD COVERAGE = 9 SQ.FT. (APPROX.)
DRIVEWAY AND SIDEWALK COVERAGE = 465 SQ.FT. (APPOX.)
LANDSCAPING = 751 SQ.FT. (APPROX.)
SOD COVERAGE = 2,805 SQ.FT. (APPROX.)



217 BELMAR ST
LAKELAND, FL 33803

Site Plan

1" = 20'-0"

PROPOSED 1 STORY, CONC. BLOCK, SINGLE FAMILY RESIDENCE/R-3

Exterior Materials & Color Schedule

Project: 217 Belmar Street
Historic District: South Lake Morton Historic District
Project Type: Replacement Single-Family Residence

Building Element	Material	Color / Finish
Roof	CertainTeed Landmark Architectural Asphalt Shingles	**Charcoal Black**
Exterior Wall Siding	James Hardie® Lap Siding	Sherwin-Williams **Debonair (SW 9139)**
Gable Accent	James Hardie® Board & Batten Siding	Sherwin-Williams **Lullaby (SW 9136)**
Decorative Gable Trim	Fiber Cement Trim	Sherwin-Williams **Pure White (SW 7005)**
Exterior Trim, Fascia & Corner Boards	Fiber Cement Trim	Sherwin-Williams **Pure White (SW 7005)**
Soffit	Fiber Cement Soffit	White
Drip Edge	Pre-finished Aluminum	White
Windows	Vinyl Windows	White
Front Entry Door	Painted Fiberglass/Wood	Sherwin-Williams **Rookwood Red (SW 2802)**
Rear Door	Painted Fiberglass/Wood	Sherwin-Williams **Pure White (SW 7005)**

Building Element	Material	Color / Finish
Garage Door	Raised Panel Overhead Door	Sherwin-Williams **Pure White (SW 7005)**
Porch Columns	Square Columns with Brick Pier Bases	White Columns with Henry Brick "Market Street" Bases
Brick Veneer	Henry Brick	**Market Street**
Front Porch Flooring	Tremron Heritage Pavers	Manufacturer Standard Color (Selected Heritage Finish)
Driveway & Walkways	Cast-in-Place Concrete	Natural Concrete Finish
Foundation/Stem Wall	Decorative Cementitious Finish	To Match Exterior Trim/White Finish

HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
August 27, 2026

Project #	**HPB26-127**
Project Type	**Demolition and New Construction**
Property Address; Historic Name	**604 E. Park Street; Herman and Florence Morgan House (CD 1950)**
Historic District; FMSF#	**South Lake Morton Historic District; #PO00787**
Owner/Applicant	**Hulbert Homes Inc.**
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 Applicant requests approval to demolish the existing house on the subject property and construct a new single-family house and detached garage.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot consisting of 0.22 acres (Dixieland Subdivision, Block 15, Lot 21). On this property is a one-story single-family house built circa 1925, which is a contributing building within the South Lake Morton Historic District. Exhibiting the Bungalow architectural style, the house features a front-gabled roof with exposed rafter tails, Dutch lap wood siding with scalloped siding in the front gable, a screened front porch with simple square posts, and one-over-one sash windows.

The Applicant did not provide justification for demolition, stating only that redevelopment of the subject property maintains the property's long-standing residential use and that the replacement residence has been thoughtfully designed to be compatible. Demolition and site preparation is estimated to cost between $10,000 and $20,000 and reasonable efforts will be made by the Applicant to salvage any usable architectural elements and building materials.

If granted demolition approval, the Applicant proposes to construct a two-story single-family house, containing 2,948 square feet. Aesthetically, the building will feature a neo-traditional style reflecting Craftsman architectural elements, including a shed-roofed front porch supported by tapered columns on brick plinths, and fixed and sash windows with a two-over-two lite configuration. Also proposed is a one-story, 400 square feet detached garage to be constructed at the rear of the property. Materials for the proposed house and detached garage will consist of:

Scope	Material
Foundation	Painted, sand finish cementitious coating over concrete stem wall
Exterior Cladding	Painted fiber cement lap siding with a 6" exposure
Trim & Corner Boards	Painted fiber cement trim with 4" width
Windows	White vinyl windows
Doors	Glazed painted fiberglass/wood doors; steel raised panel garage door

Porch Features	Brick veneer porch foundation and brick column bases; concrete floor; painted fiber cement columns; cast-in-place concrete steps.
Roof	Architectural asphalt shingles; variety of pitches: 5/12, 2.5/12, 10/12
Fascia/Soffit	Painted fiber-cement fascia and soffit
Exterior Paint Colors	Body: Green Onyx; Trim: SW 7005 Pure White; Front entry door: SW 9110 Malabar

The site plan for the new house shows a front setback of 35.97 feet at the left side and 20 feet from the east side to the property line, with interior side setbacks of 6.17 feet and a rear setback of 88.11 feet. A 20-feet wide driveway connecting the detached garage to the improved alley located north of the subject property is provided in the rear yard. A 12-feet wide semi-circular driveway is proposed in the front yard.

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.d.

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 4: Historical Development Patterns and New Construction
Sub-Chapter 4.6: New Residential Construction and Infill Development

- Ensure that Historic Buildings Remain the Central Focus: Carefully consider the historic context of the block and surrounding environment or historic district when designing a new structure. New construction should be distinguishable from historic structures without detracting from them.
- False Historicism/Conjectural History is Discouraged: Attempting to create an exact replica of historic styles for new construction blurs the distinction between old and new buildings and makes the architectural evolution of the historic district more difficult to interpret. While new construction within historic districts does not need to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- Contemporary Interpretations of Traditional Designs and Details May be Considered: When applied to a compatible building form, contemporary materials and architectural details can increase energy efficiency and provide visual interest while helping to convey the fact that the building is new.
- Materials should respect adjacent historic buildings.

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

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 building is a contributing building in the South Lake Morton Historic District, as it represents the 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 the house are relatively modest, the house features elements of its particular architectural style, as described in the Summary of Background Information above. Bungalow houses are common throughout the South Lake Morton Historic District. Given the workmanship and historic building materials, this house could not easily be replicated. While this house is not eligible for an individual listing on the National Register of Historic Places based on known architectural or historical merits, it maintains architectural integrity and continues to contribute to the history and context of the Historic District.

The Historic Preservation Standards state that the demolition of "sound historic structures" will be discouraged. Photographs provided by the Applicant do not show significant deterioration or structural failures that would constitute an unsafe or unsound structure; a structural inspection report was not provided.

With regard to demolition consideration #3, the Applicant provided complete plans to replace the subject house with a new single-family house and detached garage. Staff finds that the materials of the house and

garage, and some architectural elements, such as the tapered front porch columns and Craftsman-style front door, meet the Standards and Design Guidelines in terms of compatibility. However, the scale and massing of the house is not compatible with adjacent historic houses in terms of façade width, fenestration size and pattern on side elevations, varying roof forms, and total living area square footage. While the front façade of the house is appropriately oriented towards E. Park Street and the front yard setbacks meet Land Development Code requirements and are compatible with adjacent houses, the larger than average width of the front façade at 39.67 feet leaves narrower side setbacks than are found in adjacent properties. Additionally, there are several design elements of the proposed house and site plan that are either not consistent with the Design Guidelines, or do not meet the Urban Neighborhood requirements in the Land Development Code, including: eave returns should either be straight or have a formal return and not utilize the "pork chop" design; the front porch must be at least 8 feet in depth; a semi-circular driveway is not permitted under the zoning of the subject property and its location in a historic district; and driveways are limited to 10 feet wide. The design and location of the garage and connection to the existing alley is appropriate; as this driveway is located at the rear of the property and terminates at the garage, a 20-feet wide driveway may be considered.

For the reasons outlined above, staff finds that demolition of the subject building is not appropriate, as the demolition considerations have not been adequately met.

STAFF RECOMMENDATION:

Denial of the request as submitted.

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

604

604

Hulbert Homes

Statement Addressing Demolition Review Criteria – 640 E. Park Street

The existing structure is located within the South Lake Morton Historic District, one of Lakeland's most significant historic neighborhoods. While the property is situated within the district, the proposed redevelopment has been thoughtfully designed to be compatible with the surrounding historic residential character.

The replacement residence reflects architectural elements commonly found throughout the district, including a traditional front porch, gabled roof forms, horizontal siding, divided-light windows, and a scale and massing that are consistent with neighboring homes. These design features help preserve the visual character and residential nature of the streetscape while meeting modern building standards.

If demolition is approved, the site will be redeveloped with a new single-family residence that maintains the property's long-standing residential use. The proposed home is intended to complement the historic district through compatible design, quality construction, and appropriate site development, contributing to the continued preservation and vitality of the South Lake Morton Historic District.

Info@hulberthomeslcom
PO BOX 6254 Lakeland FL 33807
www.hulberthomes.com
863-647-5815

Hulbert Homes

Statement of Cost, Timeframe, and Salvage – 640 E. Park Street

If demolition is approved, work is expected to begin within 30 to 60 days after all required permits are obtained. Demolition is anticipated to take approximately one week, with construction of the new single-family residence beginning shortly thereafter. The project is expected to be completed within approximately 8 to 10 months.

The estimated cost of demolition and site preparation is $10,000 to $20,000. The estimated cost to construct the new residence is $400,000 to $550,000.

Prior to demolition, the structure will be evaluated for salvageable materials. Reusable items, such as doors, windows, lumber, and other building materials, will be salvaged where practical. Remaining materials will be recycled or disposed of in accordance with applicable regulations.

Info@hulberthomeslcom
PO BOX 6254 Lakeland FL 33807
www.hulberthomes.com
863-647-5815

Hulbert Homes

Proposed Redevelopment Plan – 640 E. Park Street

If demolition of the existing structure is approved, the property will be redeveloped with a new single-family residence that is thoughtfully designed to complement the historic character of the South Lake Morton Historic District.

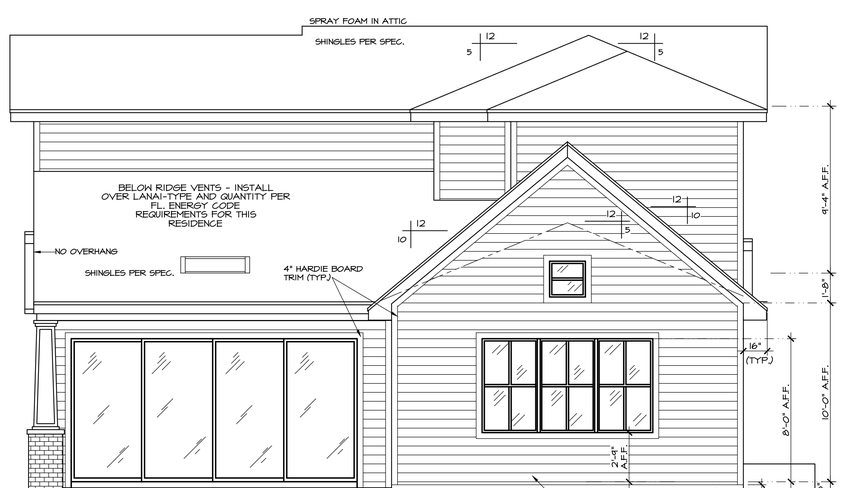
The proposed home incorporates architectural elements inspired by traditional Craftsman and vernacular residential design, including a front-facing gabled roof, covered front porch with tapered columns, horizontal lap siding with shake accents, and divided-light windows. The residence has been carefully designed to respect the scale, massing, and rhythm of the surrounding neighborhood while providing a high-quality, code-compliant home that meets modern construction standards.

Following demolition, the site will be prepared for construction in accordance with all applicable City of Lakeland regulations. Landscaping, driveway improvements, and site features will be completed as part of the overall redevelopment to create an attractive residence that contributes positively to the character and long-term vitality of the South Lake Morton Historic District.

Info@hulberthomeslcom
PO BOX 6254 Lakeland FL 33807
www.hulberthomes.com
863-647-5815

Front Elevation

1/4" = 1'-0"



Rear Elevation

1/4" = 1'-0"

PRELIMINARY No. 3 NOT FOR CONSTRUCTION
30 JULY 2026

EXTERIOR LATH, WEEP, & WATER RESISTIVE BARRIER NOTES:

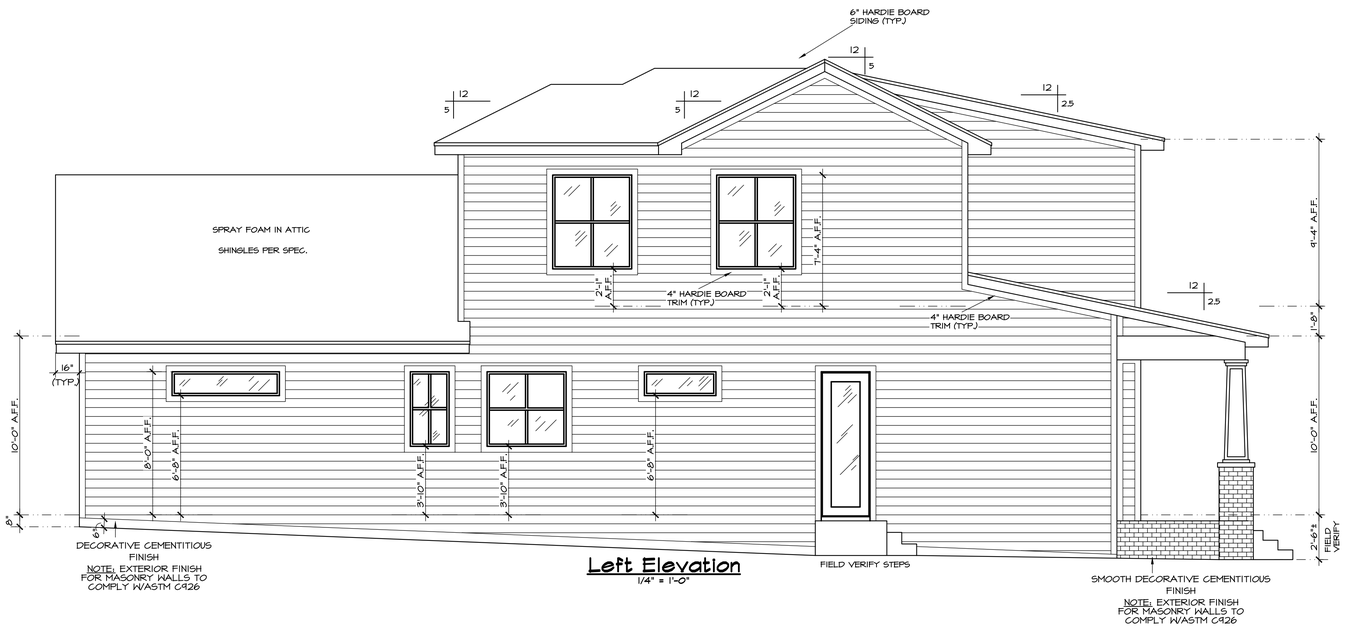
1. EXTERIOR PLASTER: INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE W/ ASTM C 926 & ASTM C 1063 & THEIR PROVISIONS OF THIS CODE.

2. LATH: ALL LATH & LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED W/ 1-1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1MM) HEAD, OR 7/8-INCH LONG (22.2MM), 16 GAGE STAPLES, SPACED AT NO MORE THAN 6" (152 MM), OR AS OTHERWISE APPROVED.

3. PLASTER: PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN 3 COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH & SHALL BE NOT LESS THAN 2 COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING.IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY 2 COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1). THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE.

4. WEEP SCREENS: A MIN. 0.019-INCH (0.5 MM)(NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MIN. VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE W/ ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MIN. OF 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS & SHALL BE OF A TYPE OF THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER & TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

5. WATER-RESISTIVE BARRIERS: WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 & WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-ATTACHED TO THE EXTERIOR OF A WALL IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ATTACHED TO THE EXTERIOR OF A WALL IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE WATER-RESISTIVE BARRIER SHALL BE



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

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

PRELIMINARY No. 3 NOT FOR CONSTRUCTION
30 JULY 2026

DESIGN LOADS:

1. Design conforms with Florida Bldg. Code 8th Edition (2023) (Building & Residential) Design Criteria for 142MPH Wind Forces Per ASCE/SEI 7-22 Minimum Design Loads For Buildings & Other Structures.
2. Wood: No. 2 Grade Southern Pine Or Better
3. Risk Category II
4. MWFRS Chapters 26 Thru 29
5. Chap. 30: Components/Cladding (C.& C.)
   Part 1: Low Rise Building
   Doors & Windows ±47 PSF
   Garage Door +18.5/-20.9
6. Internal Pressure Coefficient: ± 0.18
7. Exposure "B"
8. Residential Category R3

REVISIONS	BY

ENGINEER OF RECORD:

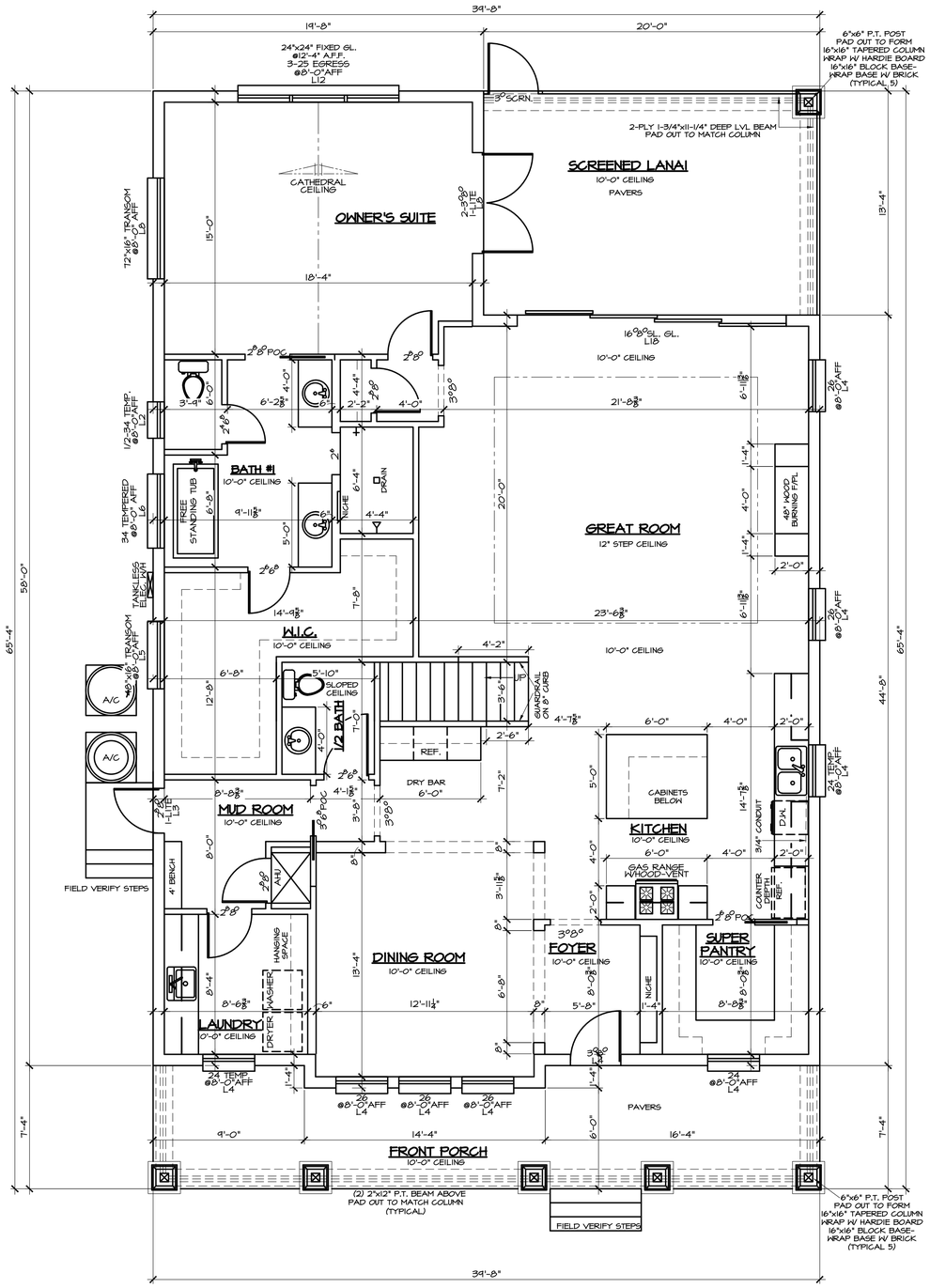
ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS
1158 E. EDGEWOOD DRIVE-LAKELAND, FLORIDA 33803
PHONE: 863-688-8500 FAX: 863-688-8551
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION # 0028341
RICHARD L. KIDDEY, P.E. - FLORIDA LICENSE # 31246

A Custom Home For:
The Amell Residence
604 E. Park St., Lakeland, FL 33803
Left & Right Elevations

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

NOTE: *ROOM SIZES ARE APPROXIMATE* Dimensions are from inside masonry and framing, rounded up to the nearest inch (Masonry walls = 8", Frame walls = 4" additive). Furring, drywall, insulation and baseboards are not included in dimensions. Actual room sizes vary per builder specifications.

DRAWN BY	SDF
DATE CHECKED	
DATE	30 JULY 2026
SCALE	AS NOTED
SHEET	5 OF 9 SHEETS
PAPER SIZE	24"x36"



*REFRIGERATOR CUT OFF VALVE TO BE LOCATED IN ISLAND

1st Floor Plan

1/4" = 1'-0"

PRELIMINARY No. 3 NOT FOR CONSTRUCTION
30 JULY 2026

REVISIONS	BY

***ALL DOORS EXCEPT CLOSET DOORS ARE TO BE TI-ASTRAGAL DOORS**

*ENTRY DOORS FROM GARAGE TO HOUSE MUST BE SOLID CORE CONSTRUCTION MIN. 1-3/8" THICK PER FBC-RESIDENTIAL R302.5.1 OPENING PROTECTION

GLASS SIDE LITES @ENTRY DOORS MUST BE TEMPERED*

***FRONT DOOR INSTALLATION: TAPCONS TO BE LOCATED BEHIND WEATHERSTRIP**

***BATH VENT FAN VENTS IN SOFFIT TO HAVE BLOCKING & TO BE LOCATED MIN. 3' FROM ANY WINDOW**

* NOTE: ALL WINDOWS ARE SINGLE HUNG EXCEPT AS NOTED AS FIXED, TRANSOM, HALF CIRCLE, OR EYEBROW

WINDOW SCHEDULE

Plan Call Out	Width	Height	Sq. Ft.	*
12	19"	26"	3	
13	19"	38"	5	
14	19"	50"	7	
15	19"	63"	8	
16	19"	72"	10	
17	19"	90"	11	
1/2-32	26"	26"	5	
1/2-33	26"	38"	7	
1/2-34	26"	50"	9	
1/2-35	26"	63"	11	
1/2-36	26"	72"	13	
1/2-37	26"	90"	16	
22	37"	26"	7	
23	37"	38"	10	
24	37"	50"	13	
25	37"	63"	16	*
26	37"	72"	19	*
27	37"	90"	22	*
32	53"	26"	10	
33	53"	38"	14	
34	53"	50"	18	
35	53"	63"	23	*
36	53"	72"	27	*
37	53"	90"	32	*

* = MEETS MIN. EGRESS SIZE REQUIREMENTS PER FBC 2023 8th Ed., RE5., R310.1

Concrete Lintel Schedule

Tag Nos.	Clear Span	Lintel Size	Precast And Prestressed TYPE/SIZE: Filled = F Unfilled = U Prestressed = PS *Composite = C	Rebar
L1	1'-6"	2'-10"	8"-U	NOT REQ'D
L2	2'-2"	3'-6"	8"-U	NOT REQ'D
L3	2'-8"	4'-0"	8"-U	NOT REQ'D
L4	3'-2"	4'-6"	8"-U	NOT REQ'D
L5	4'-0"	5'-4"	8"-U	NOT REQ'D
L6	4'-6"	5'-10"	8"-U	NOT REQ'D
L7	5'-2"	6'-6"	8"-F	NOT REQ'D
L8	6'-2"	7'-6"	8"-F	1 - #5
L9	7'-0"	NOT AVAILABLE		
L10	8'-0"	9'-4"	8"-F	1 - #5
L11	9'-2"	10'-6"	8"-F	1 - #5
L12	10'-0"	11'-4"	8"-F	1 - #5
L13	11'-2"	12'-6"	8"-F	1 - #5
L14	12'-0"	13'-4"	8"-F	1 - #5
L15	12'-8"	14'-0"	8"-F	1 - #5 T&B
L16	13'-4"	14'-8"	8"-PS-F	1 - #5 T&B
L17	14'-0"	15'-4"	8"-PS-F	1 - #5 T&B
L18	16'-0"	17'-4"	8"-PS-F	1 - #5 T&B
8"x 16" Prestressed - Composite				
L19	18'-0"	19'-4"	16"-PS-C	1 - #5 T&B
L20	18'-8"	20'-0"	16"-PS-F-C	1 - #5 T&B
L21	20'-8"	22'-0"	16"-PS-F-C	1 - #5 T&B
L22	22'-8"	24'-0"	16"-PS-F-C	1 - #5 T&B
Garage Door Lintels				
L18G	16'-0"	17'-4"	8"-PS-F	1 - #5 T&B
L19G	18'-0"	19'-4"	16"-PS-F	1 - #5 T&B
Garage Door W/Bonus Room Above				
8"x 24" Prestressed - Composite				
L18B	16'-0"	17'-4"	24"-PS-C	1 - #5 T&B
L19B	18'-0"	19'-4"	24" PS-C	1 - #5 T&B

*COMPOSITE INCLUDES 1 #5 REBAR TOP & BOTTOM REV. 5/8/2007

DESIGN LOADS:

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

AREAS:	
LIVING 1st FLOOR	2,053
LIVING 2nd FLOOR	895
TOTAL LIVING	2,948
FRONT PORCH	272
LANAI	267
TOTAL:	3,487

ENGINEER OF RECORD:
ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS
1958 E. EDGEWOOD DRIVE-LAKELAND, FLORIDA. 33803
PHONE: 863-686-8500 FAX: 863-686-8555
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION # 0019941
RICHARD L. KIDDEY, P.E. - FLORIDA LICENSE # 51246

A Custom Home For:
The Amell Residence
604 E. Park St., Lakeland, FL 33803
1st Floor Plan

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

NOTE: **ROOM SIZES ARE APPROXIMATE** Dimensions are from inside masonry and from Frame walls = 4" widths). Furring, drywall, insulation and baseboards are not included in dimensions. Actual room sizes vary per builder specification.

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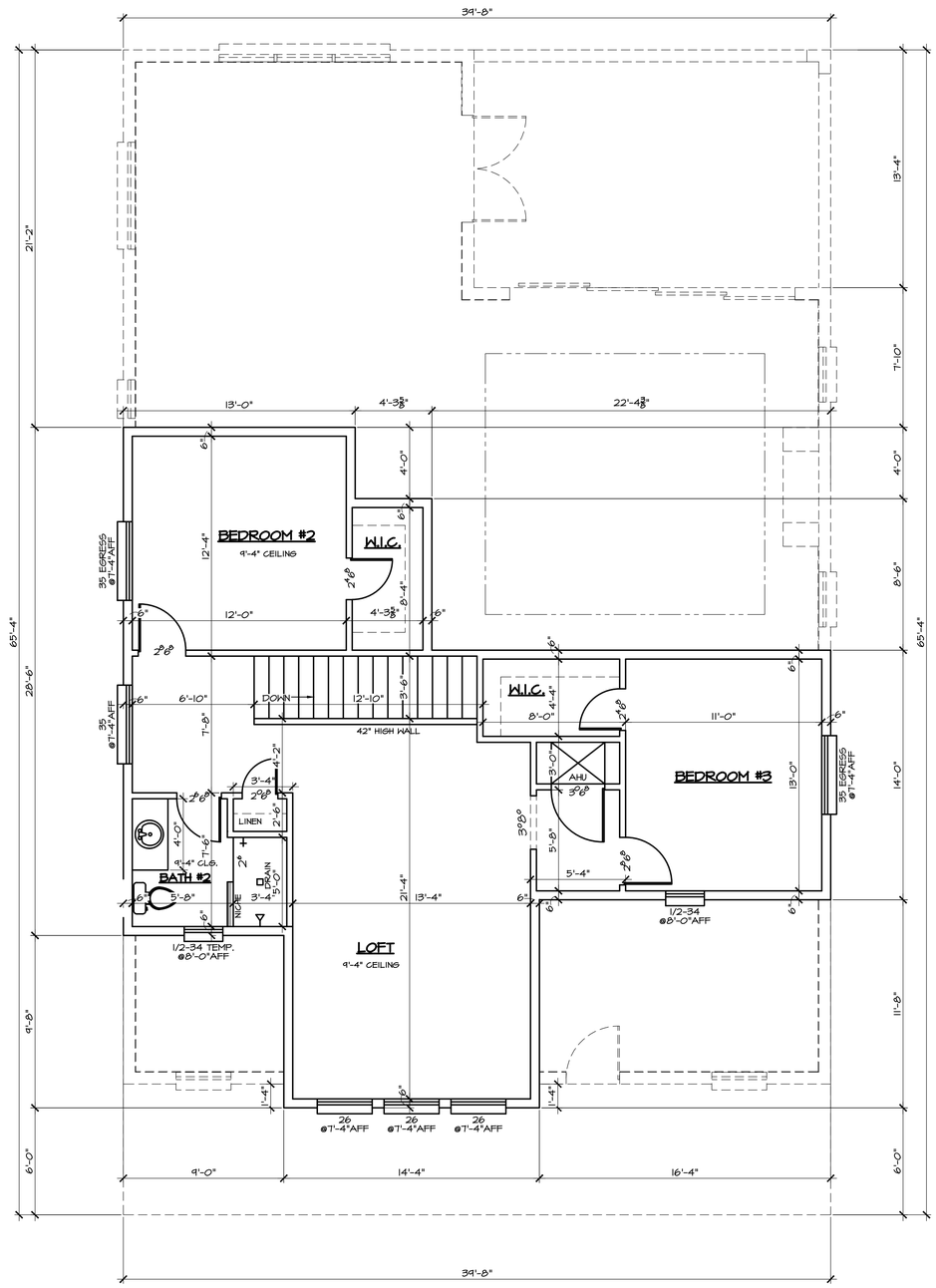

2nd Floor Plan

1/4" = 1'-0"

*2nd FLOOR WINDOWS TO BE FINNED & RECESSED
20" FLOOR JOISTS

PRELIMINARY No. 3 NOT FOR CONSTRUCTION
30 JULY 2026

*ALL DOORS EXCEPT CLOSET DOORS ARE TO BE TI-ASTRAGAL DOORS

*BATH VENT FAN VENTS IN SOFFIT TO HAVE BLOCKING & TO BE LOCATED MIN. 3' FROM ANY WINDOW

* NOTE: ALL WINDOWS ARE SINGLE HUNG EXCEPT AS NOTED AS FIXED, TRANSOM, HALF CIRCLE, OR EYEBROW

WINDOW SCHEDULE

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1/2-33	26"	38"	7	
1/2-34	26"	50"	9	
1/2-35	26"	63"	11	
1/2-36	26"	72"	13	
1/2-37	26"	90"	16	
22	37"	26"	7	
23	37"	38"	10	
24	37"	50"	13	
25	37"	63"	16	*
26	37"	72"	19	*
27	37"	90"	22	*
32	53"	26"	10	
33	53"	38"	14	
34	53"	50"	18	
35	53"	63"	23	*
36	53"	72"	27	*
37	53"	90"	32	*

* = MEETS MIN. EGRESS SIZE REQUIREMENTS PER FBC 2023 8th Ed., RES.: R310.1

DESIGN LOADS:

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

AREAS:	
LIVING 1st FLOOR	2,053
LIVING 2nd FLOOR	895
TOTAL LIVING	2,948
FRONT PORCH	272
LANAI	267
TOTAL:	3,487

REVISIONS	BY

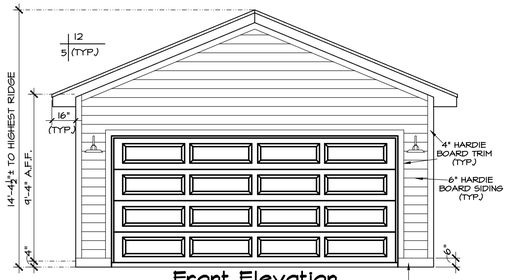
ENGINEER OF RECORD:
ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS
1958 E. EDGEWOOD DRIVE-LAKELAND, FLORIDA 33803
PHONE: 863-686-8500 FAX: 863-686-8551
STATE OF FLORIDA CERT. OF AUTHORIZATION # 8191941
RICHARD L. KIDDEY, P.E. - FLORIDA LICENSE # 31246

A Custom Home For:
The Amell Residence
604 E. Park St., Lakeland, FL 33803
2nd Floor Plan

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

NOTE: *ROOM SIZES ARE APPROXIMATE* Dimensions are from inside masonry and framing, rounded up to the nearest inch (Masonry walls = 8", Frame walls = 4" Additiv). Furring, drywall, insulation and baseboards are not included in dimensions. Actual room sizes vary per builder specification.

DRAWN BY	
SDF	
DATE CHECKED	
DATE	30 JULY 2026
SCALE	AS NOTED
SHEET	2 OF 9 SHEETS
PAPER SIZE	24"x36"

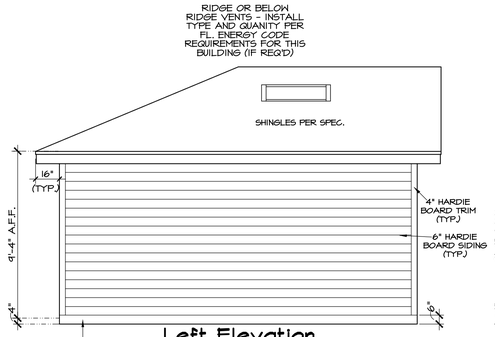


Front Elevation

1/4" = 1'-0"

DECORATIVE CEMENTITIOUS FINISH

NOTE: EXTERIOR FINISH FOR MASONRY WALLS TO COMPLY W/ASTM C926

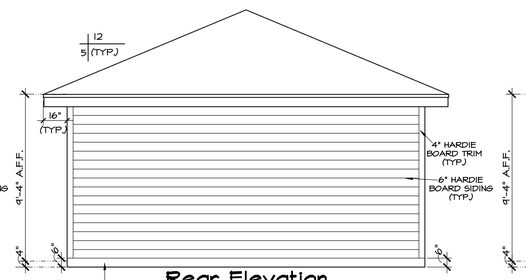


Left Elevation

1/4" = 1'-0"

DECORATIVE CEMENTITIOUS FINISH

NOTE: EXTERIOR FINISH FOR MASONRY WALLS TO COMPLY W/ASTM C926

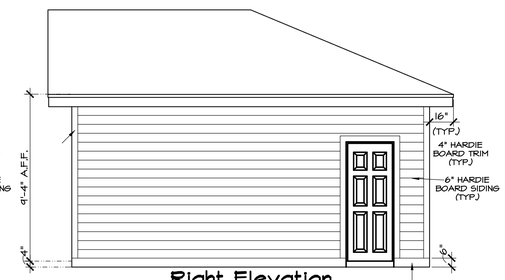


Rear Elevation

1/4" = 1'-0"

DECORATIVE CEMENTITIOUS FINISH

NOTE: EXTERIOR FINISH FOR MASONRY WALLS TO COMPLY W/ASTM C926



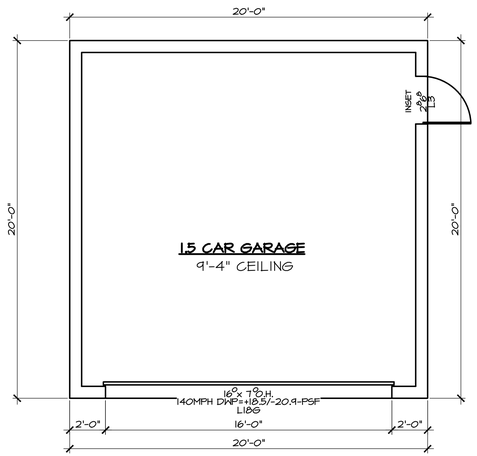
Right Elevation

1/4" = 1'-0"

DECORATIVE CEMENTITIOUS FINISH

NOTE: EXTERIOR FINISH FOR MASONRY WALLS TO COMPLY W/ASTM C926

ATTIC SPACE VENTILATION CALCULATION:
400 S.F. ATTIC AREA/ 300 = 1.33 S.F. x 144 = 192 S.I.
192 S.I. / 2 = 96 S.I. UPPER & LOWER VENTILATION REQUIRED
UPPER VENTILATION PROVIDED
2 LOMANCO T10 STATIC ROOF VENT @70 S.I. / EA = 140 > 96 S.I.
LOWER VENTILATION PROVIDED
16 FT. SOFFIT VENTS (MIN.) @6.42 S.I./FT = 103 > 96 S.I.



Floor Plan

1/4" = 1'-0"

PRELIMINARY No. 3 NOT FOR CONSTRUCTION
30 JULY 2026

Concrete Lintel Schedule

Tag Nos.	Clear Span	Lintel Size	Precast And Prestressed TYPE/SIZE: Filled = F Unfilled = U Prestressed = PS *Composite = C	Rebar
L1	1'-6"	2'-10"	8"-U	NOT REQ'D
L2	2'-2"	3'-6"	8"-U	NOT REQ'D
L3	2'-8"	4'-0"	8"-U	NOT REQ'D
L4	3'-2"	4'-6"	8"-U	NOT REQ'D
L5	4'-0"	5'-4"	8"-U	NOT REQ'D
L6	4'-6"	5'-10"	8"-U	NOT REQ'D
L7	5'-2"	6'-6"	8"-F	NOT REQ'D
L8	6'-2"	7'-6"	8"-F	1 - #5
L9	7'-0"	NOT AVAILABLE		
L10	8'-0"	9'-4"	8"-F	1 - #5
L11	9'-2"	10'-6"	8"-F	1 - #5
L12	10'-0"	11'-4"	8"-F	1 - #5
L13	11'-2"	12'-6"	8"-F	1 - #5
L14	12'-0"	13'-4"	8"-F	1 - #5
L15	12'-8"	14'-0"	8"-F	1 - #5 T&B
L16	13'-4"	14'-8"	8"-PS-F	1 - #5 T&B
L17	14'-0"	15'-4"	8"-PS-F	1 - #5 T&B
L18	16'-0"	17'-4"	8"-PS-F	1 - #5 T&B
8"x 16" Prestressed - Composite				
L19	18'-0"	19'-4"	16"-PS-C	1 - #5 T&B
L20	18'-8"	20'-0"	16"-PS-F-C	1 - #5 T&B
L21	20'-8"	22'-0"	16"-PS-F-C	1 - #5 T&B
L22	22'-8"	24'-0"	16"-PS-F-C	1 - #5 T&B
Garage Door Lintels				
L18G	16'-0"	17'-4"	8"-PS-F	1 - #5 T&B
L19G	18'-0"	19'-4"	16"-PS-F	1 - #5 T&B
Garage Door W/Bonus Room Above				
8"x 24" Prestressed - Composite				
L18B	16'-0"	17'-4"	24"-PS-C	1 - #5 T&B
L19B	18'-0"	19'-4"	24" PS-C	1 - #5 T&B

*COMPOSITE INCLUDES 1 #5 REBAR TOP & BOTTOM REV. 5/8/2027

DESIGN LOADS:

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

AREAS:

GARAGE	400
TOTAL:	400

REVISIONS	BY

ENGINEER OF RECORD:
ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS
1958 E. EDGEWOOD DRIVE-LAKELAND, FLORIDA 33803
PHONE: 863-686-8500 FAX: 863-680-8255
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION # 8379347
RICHARD L. KIDDEY, P.E. - FLORIDA LICENSE # 37246

Detached Garage
The Amell Residence
604 E. Park St., Lakeland, FL 33803

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

NOTE: *ROOM SIZES ARE APPROXIMATE* Dimensions are from inside masonry and framing, rounded up to the nearest inch (Masonry walls = 8", Frame walls = 4" +drywall). Furring, drywall, insulation and baseboards are not included in dimensions. Actual room sizes vary per builder specification.

DRAWN BY	SDF
DATE CHECKED	
DATE	30 JULY 2026
SCALE	AS NOTED
SHEET	—
OF	2 SHEETS
PAPER SIZE	24"x36"

RIDGE SURVEYING, INC.

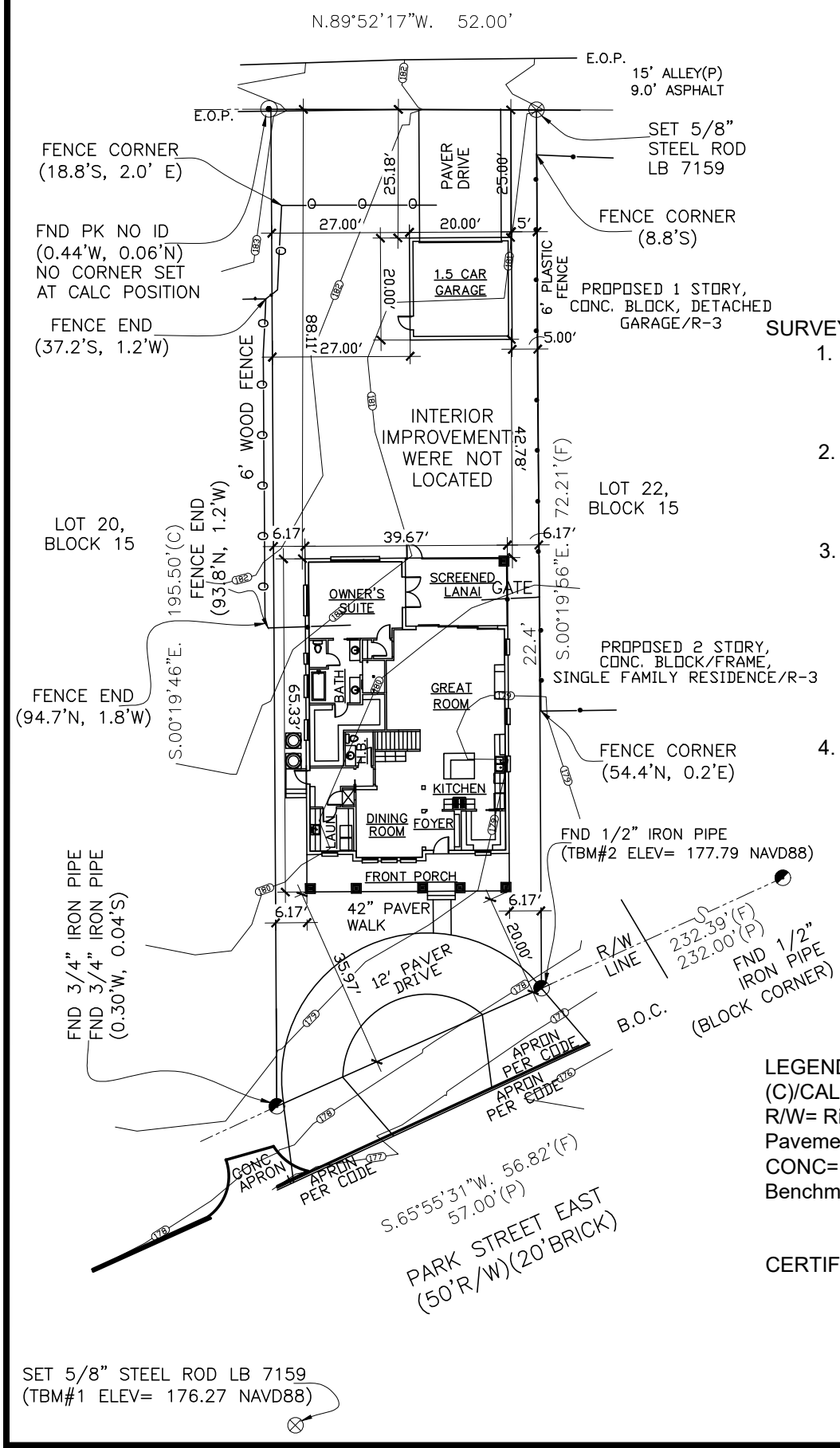
6511 LONGOAK COURT, LAKELAND, FLORIDA 33811
P.O. BOX 7822, LAKELAND, FLORIDA 33807-78222

PHONE:(863)686-5405
FAX:(863)578-4017
E-MAIL:ridgesurveying@aol.com

SURVEY FOR: HULBERT HOMES, INC.
REQUESTED BY: Megan Ray

JOB NO. 26-015
DATE: 07/28/26

BOUNDARY SURVEY



SCALE 1"=30'

SURVEYORS NOTES:

1. North and Survey data as shown is referenced to the assumed direction of S.00°19'56"E., along the East Lot line.
2. Interior Improvements were not located. Only above ground improvements were located.
3. Vertical Control and elevations were referenced to the City of Lakeland benchmark, BM149-73A published elevation of 184.938 NAVD88 (National Vertical Datum of 1988). Set temporary benchmarks as indicated.
4. Contours as shown are for reference purposes only and were calculated based on field positions as indicated, and said contours were not field verified. This Survey and the elevations, and contours as shown are for limited design review purposes and does Not represent a full and complete Topographic survey, No underground Utilities were located.

LEGEND: (P)= Plat, (F)= Field, (C)/CALC= Calculated, FND= Found, R/W= Right-of-Way, E.O.P.= Edge of Pavement, B.O.C.= Back of Curb, CONC= Concrete, TBM= Temporary Benchmark, ELEV= Elevation

CERTIFIED TO: HULBERT HOMES, INC.

DESCRIPTION LOT 21, BLOCK 15, DIXIELAND
ADDRESS: 604 PARK STREET, EAST, LAKELAND, FL 33803
POLK COUNTY, FLORIDA. SECTION 19 TOWNSHIP 28 S., RANGE 24 E.
RECORDED PLAT BOOK 67 PAGE(S) 01 ENCROACHMENTS AS SHOWN
FIELD DATE 07/18/26 FIELD BOOK 202 PAGE(S) 07-08

The undersigned as a representative of RIDGE SURVEYING, INC., LB 7159 hereby certifies that this BOUNDARY SURVEY meets or exceeds the Standards of Practice in Surveying and Mapping as set forth by Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

F.P. AMMERMANN, P.L.S.

P. Ammermann
CREW CHIEF

REGISTERED SURVEYOR NO.4220 STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Exterior Colors & Materials Schedule

Project Address:
604 E. Park Street
Lakeland, FL

Roof

- **Material:** Architectural Asphalt Shingles
- **Manufacturer:** CertainTeed Landmark
- **Color:** Weathered Wood

Exterior Walls

- **Finish:** Smooth painted exterior siding/stucco (per approved construction plans)
- **Color:** Green Onyx

Trim

- **Paint Color:** Sherwin-Williams SW 7005 – Pure White

Windows

- White vinyl windows

Soffit, Fascia & Drip Edge

- White
- Continuous white drip edge to match fascia and trim.

Brick Veneer

- **Manufacturer:** Henry Brick
- **Color:** Chimney Rock

Info@hulberthomeslcom
PO BOX 6254 Lakeland FL 33807
www.hulberthomes.com
863-647-5815

Hulbert Homes

Front Entry Door

- **Paint Color:** Sherwin-Williams SW 9110 – Malabar

Walkways & Entry

- **Pavers:** Tremron
- **Color:** Driftwood

Design Intent

The selected exterior finishes and color palette are intended to complement the surrounding historic neighborhood while providing a timeless, residential appearance. The muted green body color, white architectural trim, natural Weathered Wood roof shingles, traditional brick veneer, and neutral Driftwood pavers create a cohesive design that is compatible with the character of the surrounding streetscape while maintaining the home's architectural integrity.

Info@hulberthomeslcom
PO BOX 6254 Lakeland FL 33807
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863-647-5815