



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
February 28, 2019**

Project #	HPB19-022
Project Type	Minor Exterior Alteration
Address; Historic Name	723 Success Avenue, "William and Mary Zimmerman House"
Historic District; FMSF#	South Lake Morton Historic District; #SLM 8-15
Owner/Applicant	Duke and Chris Chadwell
Zoning; Context District; Future Land Use	RA-4; Urban Neighborhood; Residential Medium
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	4/1994 (1994-18) Rear Addition; 7/1995 (1995-54) Garage Door and Siding; 2/2002 (2002-024) Wall/Fence; 7/2014 (HPB14-130) Fence; 1/2015 (HPB14-200) Detached Garage; 12/2018 (HPB18-239) Minor Alteration to Rear Addition.

REQUEST

The Applicants request approval to enclose two window openings on the north side wall of the house on the subject property, and relocate the removed windows to the rear wall.

SUMMARY OF BACKGROUND INFORMATION

The subject property, located at the northwest corner of Success Avenue and Riggins Street, consists of 0.17 acre (50' x 150'). On the lot is a single-family house in the Bungalow architectural style that was built in 1933 and considered a contributing building in the South Lake Morton Historic District. A detached garage, built in 2015, is located to the rear of the lot.

The Applicants are requesting approval to enclose two window openings, as shown on the wall photos and floor plan submitted with the application, in order to accommodate an interior renovation to their kitchen to include a new range exhaust hood on the north elevation wall. This opening is proposed to be enclosed with typical wood frame construction and sided in custom cypress siding with an 8-inch exposure that will match the profile and dimension of the original siding. The removed pair of windows are then proposed to be relocated to a new window opening on the rear, west facing wall, which is part of a rear addition built in 1994 and not original to the house. The relocated windows will be trimmed to match their original appearance.

In December, staff approved the Applicants' plans to enclose a 38.25 SF (4.5' X 8.5') setback entrance area on the rear wall that is part of the 1994 building addition. Relocation of the rear entry door, a new window opening, and the enclosure of an octagonal window on the rear elevation was also approved as part of this enclosure request. The new window opening proposed in the rear wall is intended to receive the relocated original windows from the north wall.

APPLICABLE GUIDELINES:

The Secretary of Interior's Standards for Rehabilitation ("Standards") and the City of Lakeland's Design Guidelines: A Guide to the Exterior Design of Buildings in the Dixieland, Beacon Hill, East Lake Morton, South Lake Morton,

Lake Hunter Terrace, and Biltmore/Cumberland Historic Districts ("Design Guidelines") are the basis for review per the City of Lakeland Land Development Code ("LDC"), Article 11: Historic Preservation Standards.

The following *Standards* apply to this project:

Standard #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:

Exterior Walls/Features

- Use the wall finish most acceptable for the architectural style.
- Avoid using new material that is inappropriate or was unavailable when the building was originally constructed, such as imitation cast stone, imitation brick siding, or brick veneer.
- Replace significant architectural trim features such as cornices, shutters, brackets, and railings with the same type features.

Not Recommended/Not Acceptable:

- Removal or concealing of any original wall surface with a material inappropriate to the style.
- Wood Siding
- Exterior siding should be similar in style to the original.
- If siding is replaced, all trim board dimensions and joinery details should be maintained and kept visible.
- Use the same species of wood where possible.
- One alternative for wood is Fiber cement, a mixture of Portland cement, cellulose or wood fiber material, sand, and other components. It can be formed into a variety of siding patterns, have a smooth or embossed face, or be textured for a cedar look. A special curing process leaves the final product with a low-moisture content, making it resistant to warping and conducive to paint application. These products may be used as a replacement material or for new construction. See *Appendix 1; Replacement Siding Guidelines*.

Windows

- Windows should reflect the architectural style of the building.
- Existing windows contributing to the building's character should be retained.
- Window should be kept in the same proportion as originally provided. Window head heights should be consistent throughout the building.

Not Recommended/Not Acceptable:

- Modification that alters the character of the building.
- Removal of window details.
- Reducing window size.
- Addition of out-of-scale features.
- Windowpane patterns that are not the same as the original.

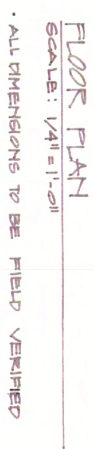
ANALYSIS:

Staff finds the request to be consistent with the intent of the Standards and Design Guidelines, as the original set of windows will be reused on the rear elevation. In addition, given the number of windows on the north side elevation, as well as the asymmetrical grouping and heights, enclosing the pair of windows as requested will not result in an unbalanced fenestration pattern on this wall. Furthermore, this wall is not highly visible as it is a secondary wall and does not face a street frontage. Staff finds that the request will not alter the overall architectural character of the building.

STAFF RECOMMENDATION:

Staff recommends approval of the request as submitted.

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



SCALE: 1/4" = 1'-0"

- ALL DIMENSIONS TO BE FIELD VERIFIED

DRAWING NUMBER







CERTIFICATE OF REVIEW
HISTORIC PRESERVATION BOARD
DESIGN REVIEW

PROJECT NUMBER:	HPB18-239
HISTORIC DISTRICT:	SOUTH LAKE MORTON
NAME:	CHADWELL ARTHUR B
ADDRESS:	723 SUCCESS AV
SITE FILE NUMBER:	SLM 8-15
DATE APPROVED:	12/6/2018
EXPIRATION:	12/6/2019
REVIEW TYPE:	MINOR REVIEW

This Certificate of Review grants approval for the project described below which was found to be consistent with the **Design Guidelines: A Guide to the Exterior Design of Buildings**.

Enclose the 4'-6" X 8'-6" setback entrance area on the rear elevation of the house. The existing rear elevation features a 12' X 20' porch that was added in 1994, altering the rear elevation of this home. The enclosure will feature the same 8" reveal Hardie lap siding that exists on the rear elevation, as well as Hardie trim and corner boards matching the house, and will be painted to match the existing color of the home. In addition to the enclosure, a hexagonal window in the rear elevation will be removed, and a new Craftsman wood entry door will be installed to replace the door to be removed in the enclosed area. Double-hung sash windows in a 3-over-1 lite configuration that were salvaged from the 1994 renovation of the subject house will be reused in new openings on the rear elevation.

After reviewing the request, staff determined on 12/6/18 that this request could be administratively approved instead of subject to DRC approval for the following reasons: the requested enclosure is small (38.25 SF) and located on a secondary façade, the siding, salvaged windows, and new door are consistent with the Design Guidelines, and the rear elevation of the subject house has already been altered from its original configuration.

Subject to the following Conditions of Approval:

Work related to this Project is to be performed in accordance with this approval. Any revisions or deviations from the plan must be approved by the Design Review Committee or Community Development staff. The Chief Building Official of the **Building Inspection Division**, under the authority of the City of Lakeland, Florida (City of Lakeland Land Development Code, Article 11, Section 6.4) **will inspect the project** for conformance with the approved plan and Community Development staff **will inspect the project** for conformance with this Certificate of Review. Receipt of a Certificate of Review serves as a prerequisite for obtaining a **building permit** from the **Building Inspection Division**. Any modification to the project must receive an additional or amended Certificate of Review. This Certificate of Review **does not constitute approval** for the Project by other **City of Lakeland Departments** and **additional approvals may be necessary** from other Departments prior to beginning work on this Project.

Signed:



Historic Preservation Planner

Cc: Building Inspection

Applicant

File



Application for Certificate of Review

MINOR REVIEW MAJOR REVIEW

HISTORIC PRESERVATION BOARD

RECEIVED

NOV 29 2018

Application Requirements

All Applications must be complete and include required support documents listed on page 3 of this form. Incomplete applications will not be reviewed by the Historic Preservation Board / Design Review Committee ("HPB/DRC").

Application Deadline

Applications are due by 5:00 p.m. on the first Thursday of the month*. Complete Applications submitted by the deadline are eligible to be reviewed by staff and the HPB/DRC at that month's HPB/DRC meeting. *Due to holidays, the application deadline is the last Thursday of the month in October and November.

Application Submission

Return one copy of this completed application and all supporting documents (see page 3 of this application) to:

City of Lakeland

(City Hall, First Floor, Historic Preservation)

Attn: Senior Planner, Historic Preservation

228 S. Massachusetts Avenue

Lakeland, Florida 33801

Phone (863) 834-6094

Fax (863) 834-8432

Email: emily.foster@lakelandgov.net

Application Hearing

Complete Applications will be reviewed and decided by the HPB/DRC at their regular meeting held the fourth Thursday of the month at 7:30 a.m. in the Building Inspections Conference Room of City Hall. Please note that due to holidays, these meetings are held on the third Thursday in November and December.

Building Permit Requirements

In addition to this Application, a building permit must be acquired from the Building Inspection Division. Building permits shall not be issued within Lakeland's Historic Districts without an approved Certificate of Review.

Precedence of Decisions

Each application will be considered by the HPB/DRC on its own merit with reference to the Secretary of the Interior's Standards for Rehabilitation and the published Design Guidelines of the Historic Preservation Board. While the HPB/DRC may consider past actions when making decisions on an Application for a Certificate of Review, it is not held by those decisions when considering new applications that may appear similar in character.

PROPERTY OWNER INFORMATION

COMMUNITY DEVELOPMENT
DEPARTMENT

NAME: Arthur and Chris Chadwell

MAILING ADDRESS: 723 Success Ave.

EMAIL ADDRESS: dukechadwell@gmail.com

TELEPHONE NUMBER: 863-670-0278

APPLICANT/AGENT INFORMATION

☒ SAME AS ABOVE

NAME:

MAILING ADDRESS:

EMAIL ADDRESS:

TELEPHONE NUMBER:

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PROPERTY ADDRESS: 723 Success Ave.

PROJECT TYPE (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Relocation |
| <input type="checkbox"/> Major Rehabilitation/Restoration | <input type="checkbox"/> Accessory Buildings (larger than 300 SF) |
| <input checked="" type="checkbox"/> Minor Exterior Alteration | <input type="checkbox"/> Other |

RETROACTIVE REQUEST: ☐ YES ☐ NO CODE ENFORCEMENT ACTION: ☐ YES ☐ NO

HISTORIC DISTRICT: ☐ BEACON HILL ☐ BILTMORE-CUMBERLAND
☐ DIXIELAND ☐ EAST LAKE MORTON
☐ LAKE HUNTER TERRACE ☐ MUNN PARK
☒ SOUTH LAKE MORTON

CURRENT USE: ☒ RESIDENTIAL ☐ COMMERCIAL
☐ OTHER

DESIGN PROFESSIONAL/CONTRACTOR/CONSULTANT:
Duke and Chris Chadwell (third time remodeling)

FOR STAFF USE ONLY

Date Received: 11/29/18 HPB/DRC Meeting Date: 12/20/18 Minor review

Project # HPB 18-239 Contributing: ☒ Yes ☐ No FMS# SLM 8-15

Zoning: RA-4 Context District: UNH Future Land Use: RM

Conceptual Review: ☐ Yes; HPB/DRC Final Review Meeting Date: ☒ No

APPLICATION FEE: 170.00
(Fee applies if project cost exceeds \$10,000)

Fee Received: ☐ Yes ☒ No

Payment Type:
N/A under \$10K
Project cost

2002-024 3/21/02 Wall/Knce
1994-18 4/14/94 Rear Addition

0.17ac 50x
1936 - Wm Zimmerman House

Project Description

Describe the scope of your project here, along with all relevant details. If the scope of work will involve more than one project on the subject property, please list each project separately. Please attach additional sheets if more space is needed to describe your project.

EXISTING CONDITIONS AND MATERIALS:

We currently have a 12 ft x 20 ft back porch that has a 4ft 6" x 8ft 6" set back entrance. The porch was added in 1994 when we remodeled and added on to our existing house. Our existing house has (8" reveal) cypress siding and three pane top window over one pane bottom double hung sash wooden windows. In 1994 we installed Hardie Board (8" reveal) that matches the cypress siding.

36.25 SF

PROPOSED PROJECT:

We plan to enclose the 4ft 6" x 8ft 6" set back entrance. We will remove an octagon window and install a Craftsman wood door matching our Craftsman wood entrance door. We saved a few sets of the original double hung sash windows from our 1994 remodel and we will install two sets of two windows on either side of the new entrance door. The exterior trim will be matched to the existing windows and doors. We did this during our 1994 remodel and again in 2015 when we built a garage with 12ft x 20ft porch.

PROPOSED MATERIALS (SEE PAGE 4 FOR TYPES OF MATERIALS NEEDED FOR EACH BUILDING COMPONENT):

Install original double sash windows from earlier remodel in 1994. We will match exterior trim as we did in prior remodels and new construction of the garage & porch. We will match our existing Craftsman wood front door for the new back entrance. The walls will be Hardie Board (8" reveal) matching the existing HB that replicates the cypress siding on the original house.

CERTIFICATION AND AUTHORIZATION

I certify that the information contained in this application is true and correct to the best of my knowledge at the time of submission. I understand that this application will not be accepted and deemed complete until all supporting and/or requested information has been supplied. I understand that this application may require a site visit to the subject property by City of Lakeland staff. I understand that this application is required to be heard at a public meeting of the Lakeland Historic Preservation Board and its Design Review Committee. Either I or my authorized representative will be in attendance at this meeting. I understand that the issuance of a Certificate of Review does not relieve the responsibility of obtaining a building permit and following all other applicable codes and requirements of the City of Lakeland, Polk County, State of Florida.

In consideration for review of this application by the Historic Preservation Board/Design Review Committee for a proposed change to a property within one of Lakeland's Historic Districts, the applicant and owner agree to allow access to the property by City of Lakeland staff for inspection purposes during the review process, during the time that work is performed, and upon completion of the project.

Owner/Applicant Signature

11-29-2018

Date









