



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

Project #	HPB19-032
Address; Historic Name	915 E. Palmetto Street; Palm Terrace Apartments
Requested Action	Major Exterior Alteration
Owner/Applicant	Mr. Andrew Boccia, Central Florida Income Fund
Design Professional	Mr. Chris Bajsa, CMTG Properties and Mr. Patrick Duggan,
Historic District; FMSF#	South Lake Morton Historic District; SLM #18-29
Zoning; Context District; Future Land Use	RA-4 (Single Family Residential); Urban Neighborhood; Residential Medium
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	1/16/2015 (HPB15-016) Replace 1 window, back (south) building; 8/30/2017 (HPB17-159) Repair rear wall and stair of north building; 5/15/18 (HPB18-106) Maintenance, repairs, repainting of south building; 7/31/18 (HPB18-150) Exploratory demolition and major repairs; 1/10/19 (HPB19-008) Replacement windows for north building matching type and lite configuration of original windows.

REQUEST

The Applicant requests approval to replace all of the wooden casement windows in the subject building with vinyl single-hung sash windows with a simulated divided lite appearance.

SUMMARY OF BACKGROUND INFORMATION

The subject property, consisting of 0.45 acres, is located at the southwest corner of East Palmetto Street and Winfree Avenue. On this property are two two-story apartment buildings built circa 1926. Both buildings are frame structures clad in stucco with a parapet roof, and feature elements of the Mediterranean Revival style. Both buildings have been altered over time, and the rear or “south” building now features a mansard roof treatment, vinyl siding, and Tudor-style faux half-timbering. For purposes of this request, window replacements are being considered for only the building located on the northern portion of the property, which fronts E. Palmetto Street (the “north” building).

Property research indicates that the original building on this property was a two-story L-shaped house of frame construction, built circa 1915. It is believed that the north building was built over the structure of this house in 1926, as well as the construction of an eastern wing and the south building. In 1980, the eastern wing was demolished; it is believed that a portion of the rear of the north building was also demolished at this time and poorly repaired.

Staff has been in contact with the Applicant and Design Professionals since November 2016 concerning this property, and several administrative Certificates of Review for repair work have been issued. Over the past year, the Applicant has undertaken a major rehabilitation to this building after discovering several structural deficiencies, which has led to the removal of all stucco on the building, the shoring and rebuilding of the rear wall, and the removal of the front porch and balcony feature.

The north building features 47 sets of wooden casement windows with 4-lite, 6-lite, and 10-lite configurations. After determining that the original wooden casement windows were too deteriorated to repair, the Applicant received permission from staff to replace the windows with Andersen A-Series vinyl-clad composite casement windows with dimensional muntins and lite configurations similar to the original windows. The quoted cost for these windows was \$102,478. The Applicant has stated that his budget for windows is \$15,000, and that the quote for replacement casement windows is unreasonable. Therefore, he is requesting to use Andersen Silver Line 50-Series single-hung sash windows with a six-over-six and eight-over-eight light configuration, which have been quoted at \$9,796.

Staff has discussed this request with the Applicant and explained that using a different type of window with a lite configuration that does not match the original windows is in conflict with the Design Guidelines, and is unable to support administrative approval. Information concerning other window restoration and replacement options was provided to the Applicant in order to source less costly and historically appropriate replacement windows, but the Applicant has been unable to find compatible windows so far.

APPLICABLE GUIDELINES:

The Secretary of Interior's Standards for Rehabilitation 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* 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 No. 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The following *Design Guidelines* apply to this project:

Chapter 5: Rehabilitation of Contributing Buildings

Windows

- Repair of original windows is encouraged and preferred over replacement. Replacement of original windows should only be considered in cases where original windows have deteriorated beyond reasonable repair.
- Windows should reflect the architectural style of the building.
- Window openings should be kept in the same proportion as originally provided. Window head heights should be consistent throughout the building.
- Replacement window requirements:
 - Must retain the same size window for the opening;
 - Must retain the same divided lite/pane pattern as the original;
 - Any muntins must be dimensional and exterior mounted, approximately of the same dimension as the original windows;
 - Must be installed at least 2" inside the frame of the window (flush installation is not permitted);
 - Double or grouped windows may not be separated by a standard mull bar and must be separated by a wood or similar mullion of the same dimension as the original mullion.
 - Window must be trimmed out with wood or similar of the same design as the original, including angled sill and top drip edge.
 - Possible substitutes must be approved by the Historic Preservation Board.

Not Recommended/Not Acceptable:

- Modification that alters the character of the building.
- Removal of window details.
- Reducing window size.
- Use of stock windows not compatible with the house.
- Replacement windows that are smaller than the original.
- Window pane patterns that are not the same as the original.

ANALYSIS:

Typically, window replacement requires staff-level review and approval, as long as the replacement windows meet the Standards and Design Guidelines. Since the request is not consistent with the Standards and Design Guidelines with regard to window type and pane configuration requirements, the Applicant asked that it be referred to the Committee for review and approval.

Original windows are character-defining features of a historic building, and the installation of replacement windows can adversely affect the architectural integrity of a building. The architectural style of this building is Mediterranean Revival, which is expressed in part by the narrow divided lite configuration of its original casement windows. In cases of severe deterioration, which appears to be present in the wood windows of the subject building, replacement windows are able to be used as long as they are consistent the design guidelines; this includes matching the window type and window pane configuration of the original windows, as well as having an adequate recess for the window profile and reveal. The replacement windows requested by the Applicant do not match the window type and will not have a divided lite appearance matching the original windows, and therefore the request is inconsistent with both the Standards and Design Guidelines.

The Applicant has discussed the possibility of using replacement casement windows only on the front façade and using narrow single- or double-hung replacement windows with a divided lite configuration matching the original casement windows on the side elevations, which staff would consider but this proposal has not been researched yet by the Applicant and his Design Professionals.

STAFF RECOMMENDATION:

Due to inconsistency with the Standards and Design Guidelines, staff recommends denial of the request as submitted.

The administrative Certificate of Review (HPB19-008) issued by staff for replacement casement windows matching the original windows is still valid.

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



Application for Certificate of Review

MAJOR REVIEW

HISTORIC PRESERVATION BOARD

RECEIVED
JAN 30 2019

COMMUNITY DEVELOPMENT
DEPARTMENT

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

NAME: Central Florida Income Fund
MAILING ADDRESS: 1021 Florida Ave S #3, Lakeland, FL 33803
EMAIL ADDRESS: Andrew@CentralFloridaIncomeFund.com
TELEPHONE NUMBER: 8633978663

APPLICANT/AGENT INFORMATION

☐ SAME AS ABOVE

NAME: Andrew Boccia
MAILING ADDRESS: 1021 Florida Ave S #3, Lakeland, FL 33803
EMAIL ADDRESS: Andrew@CentralFloridaIncomeFund.com
TELEPHONE NUMBER: 8633978663

PROJECT INFORMATION

PROPERTY ADDRESS: 915 E Palmetto St, Lakeland, FL 33801

PROJECT TYPE (check all that apply):

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

FOR STAFF USE ONLY

Date Received: 1/30/19 HPB/DRC Meeting Date: 2/28/19
Project # HPB 19-032 Contributing: ☒ Yes ☐ No FMSF# SLM 10-29
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 SICK

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:

Major Restoration is underway and is overall going well.

All city/county inspectors have been satisfied with the progress and workmanship of this project.

PROPOSED PROJECT:

We are proposing that Historical guidelines on specifically the windows, be waived for this project.

The existing windows cannot be repaired.

An adequate replacement cannot be found for a commercially reasonable cost.

All other elements of the exterior of the building remain up to or exceeding historical guidelines.

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

Our budget for new windows (materials only) is \$15,000.

The closest matching "AS-IS" window we could find was \$102,478.

The best available, and commercially reasonable, product, is the American Craftsman 50 series SH vinyl window priced out at \$9,796.15.

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 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

Date



QUOTE

Store 6371 WINTER HAVEN
2000 8TH STREET NW
WINTER HAVEN, FL 33881

Phone: (863) 293-6574
Salesperson: LM95A6
Reviewer:

Name

CMTG USE THIS CHRIS BASJA

Phone 1

(561) 358-9626

Address

3903 INDUSTRY BLVD

Phone 2

City

LAKELAND

Company Name

Job Description 915 E Palmetto St. Series A Window
Quote

State FL

Zip

33811

County

POLK

QUOTE

2019-01-24 13:18

Prices Valid Thru: 01/31/2019

VENDOR DIRECT SHIP #1

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

TO: CUSTOMER

S/O - MERCHANDISE TO BE SHIPPED:

S/O ANDERSEN
LOGISTICS

REF # S01

ESTIMATED ARRIVAL DATE: 03/13/2019

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
S0101	1001-796-635	1.00	EA	A SERIES / A SERIES S/O AW A-S LONG LEAD TIME / Line 1 on quote 23380699	A	Y	\$13,005.84	\$13,005.84
S0102	1001-796-635	1.00	EA	A SERIES / A SERIES S/O AW A-S LONG LEAD TIME / Line 2 on quote 23380699	A	Y	\$1,366.98	\$1,366.98
S0103	1001-796-635	1.00	EA	A SERIES / A SERIES S/O AW A-S LONG LEAD TIME / Line 3 on quote 23380699	A	Y	\$1,773.04	\$1,773.04
S0104	1001-796-635	1.00	EA	A SERIES / A SERIES S/O AW A-S LONG LEAD TIME / Line 4 quote 23380699	A	Y	\$19,239.02	\$19,239.02
S0105	1001-796-635	1.00	EA	A SERIES / A SERIES S/O AW A-S LONG LEAD TIME / Line 5 Quote 23380699	A	Y	\$14,519.79	\$14,519.79
S0106	1001-796-635	1.00	EA	A SERIES / A SERIES S/O AW A-S LONG LEAD TIME / Line 6 quote 23380699	A	Y	\$3,279.99	\$3,279.99
S0107	1001-796-635	1.00	EA	A SERIES / A SERIES S/O AW A-S LONG LEAD TIME / Line 7 quote 23380699	A	Y	\$3,279.99	\$3,279.99
S0108	1001-796-635	1.00	EA	A SERIES / A SERIES S/O AW A-S LONG LEAD TIME / Line 8 Quote 23380699	A	Y	\$14,519.79	\$14,519.79

*** CONTINUED ON NEXT PAGE ***

VENDOR DIRECT SHIP #1
(Continued)

(Continued)			TO: CUSTOMER			
S0109	1001-796-635	1.00	EA A SERIES / A SERIES S/O AW A-S LONG LEAD TIME / Line 9 quote 23380699	A	Y	\$19,239.02
S0110	1001-796-635	1.00	EA A SERIES / A SERIES S/O AW A-S LONG LEAD TIME / Line 10 Quote 23380699	A	Y	\$1,773.04
S0111	1001-796-635	1.00	EA A SERIES / A SERIES S/O AW A-S LONG LEAD TIME / Line 11 quote 23380699	A	Y	\$3,777.41
VENDOR - SPECIAL INSTRUCTIONS: WILL DELIVER DIRECT TO CUSTOMER AT 915 E. PALMETTO, LAKELAND, FL.						
VENDOR WILL SHIP MDSE TO:		CHRIS BASJA				
ADDRESS: 915 E. Palmetto St.		CITY: LAKELAND				
STATE: FL	ZIP: 33801	COUNTY: POLK	SALES TAX RATE: 7.0		MERCHANDISE TOTAL: \$95,773.91	
PHONE: (561) 3589626		ALTERNATE PHONE: PAGER:				

TOTAL CHARGES OF ALL MERCHANDISE & SERVICES					
Policy Id (PI):				ORDER TOTAL	\$95,773.91
A: 90 DAYS DEFAULT POLICY;				SALES TAX	\$6,704.18
				TOTAL	\$102,478.09
				BALANCE DUE	\$102,478.09
The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in stores for details.					
END OF ORDER No. H6371-67798					



QUOTE

Store 6371 WINTER HAVEN
2000 8TH STREET NW
WINTER HAVEN, FL 33881

Phone: (863) 293-6574
Salesperson: CLS147
Reviewer: CLS147

Name

PROPERTIES CMTG

Address 5129 S LAKELAND DR

UNIT #4

LAKELAND

State FL

Zip

33813

County

POLK

Phone 1

(561) 358-9626

Phone 2 (863) 698-7989

Company Name

American Craftsman 50 Series
Palmetto

2019-01-28 16:54

Prices Valid Thru: 02/04/2019

QUOTE

SOLD TO

CUSTOMER PICKUP #1

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

REF # W10 SKU # 0000-515-664 Customer Pickup / Will Call

REF # S01

S/O SILVER LINE BLDG

PRD

S.O. MERCHANDISE TO BE PICKED UP:

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
S0101	0000-243-260	4.00	EA	NA / 50 SERIES BLOCK SINGLE-HUNG - 2111B,C EQ / 50 SERIES BLOCK SINGLE-HUNG - 2111B,C{#1}	A	Y	\$205.62	\$822.48
S0102	0000-243-260	4.00	EA	NA / 50 SERIES BLOCK SINGLE-HUNG - 2111B,C EQ / 50 SERIES BLOCK SINGLE-HUNG - 2111B,CATT TO {#1}	A	Y	\$173.66	\$694.64
S0103	0000-243-260	8.00	EA	NA / 50 SERIES BLOCK SINGLE-HUNG - 2111B,C EQ / 50 SERIES BLOCK SINGLE-HUNG - 2111B,C{#2}	A	Y	\$248.78	\$1,990.24
S0104	0000-243-260	8.00	EA	NA / 50 SERIES BLOCK SINGLE-HUNG - 2111B,C EQ / 50 SERIES BLOCK SINGLE-HUNG - 2111B,CATT TO {#2}	A	Y	\$192.61	\$1,540.88
S0105	0000-243-260	4.00	EA	NA / 50 SERIES BLOCK SINGLE-HUNG - 2111B,C EQ / 50 SERIES BLOCK SINGLE-HUNG - 2111B,C{#3}	A	Y	\$307.53	\$1,230.12
S0106	0000-243-260	4.00	EA	NA / 50 SERIES BLOCK SINGLE-HUNG - 2111B,C EQ / 50 SERIES BLOCK SINGLE-HUNG - 2111B,CATT TO {#3}	A	Y	\$195.20	\$780.80
S0107	0000-243-260	4.00	EA	NA / 50 SERIES BLOCK SINGLE-HUNG - 2111B,C EQ / 50 SERIES BLOCK SINGLE-HUNG - 2111B,CATT TO {#3}	A	Y	\$195.20	\$780.80
S0108	0000-243-260	4.00	EA	NA / 50 SERIES BLOCK SINGLE-HUNG - 2111B,C EQ / 50 SERIES BLOCK SINGLE-HUNG - 2111B,C{#4}	A	Y	\$176.59	\$706.36
*** CONTINUED ON NEXT PAGE ***								

FOR WILL CALL
MERCHANDISE PICK-UP
PROCEED TO WILL CALL OR
SERVICE DESK AREA
(Pro Customers, Proceed To The Pro Desk)

CUSTOMER PICKUP #1
(Continued)

REF #W10				
S0109	0000-243-260	4.00	EA	NA / 50 SERIES BLOCK SINGLE-HUNG - 2111B,C EQ / 50 SERIES BLOCK SINGLE-HUNG - 2111B,C{#5}
SCHEDULED PICKUP DATE: Will be scheduled upon arrival of all S/O Merchandise				
MERCHANDISE TOTAL:				\$9,155.28
END OF CUSTOMER PICKUP - REF #W10				

TOTAL CHARGES OF ALL MERCHANDISE & SERVICES

Policy Id (PI): A: 90 DAYS DEFAULT POLICY;	ORDER TOTAL	\$9,155.28
	SALES TAX	\$640.87
	TOTAL	\$9,796.15
	BALANCE DUE	\$9,796.15
'The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in stores for details.'		

END OF ORDER No. H6371-68030

TERMS AND CONDITIONS

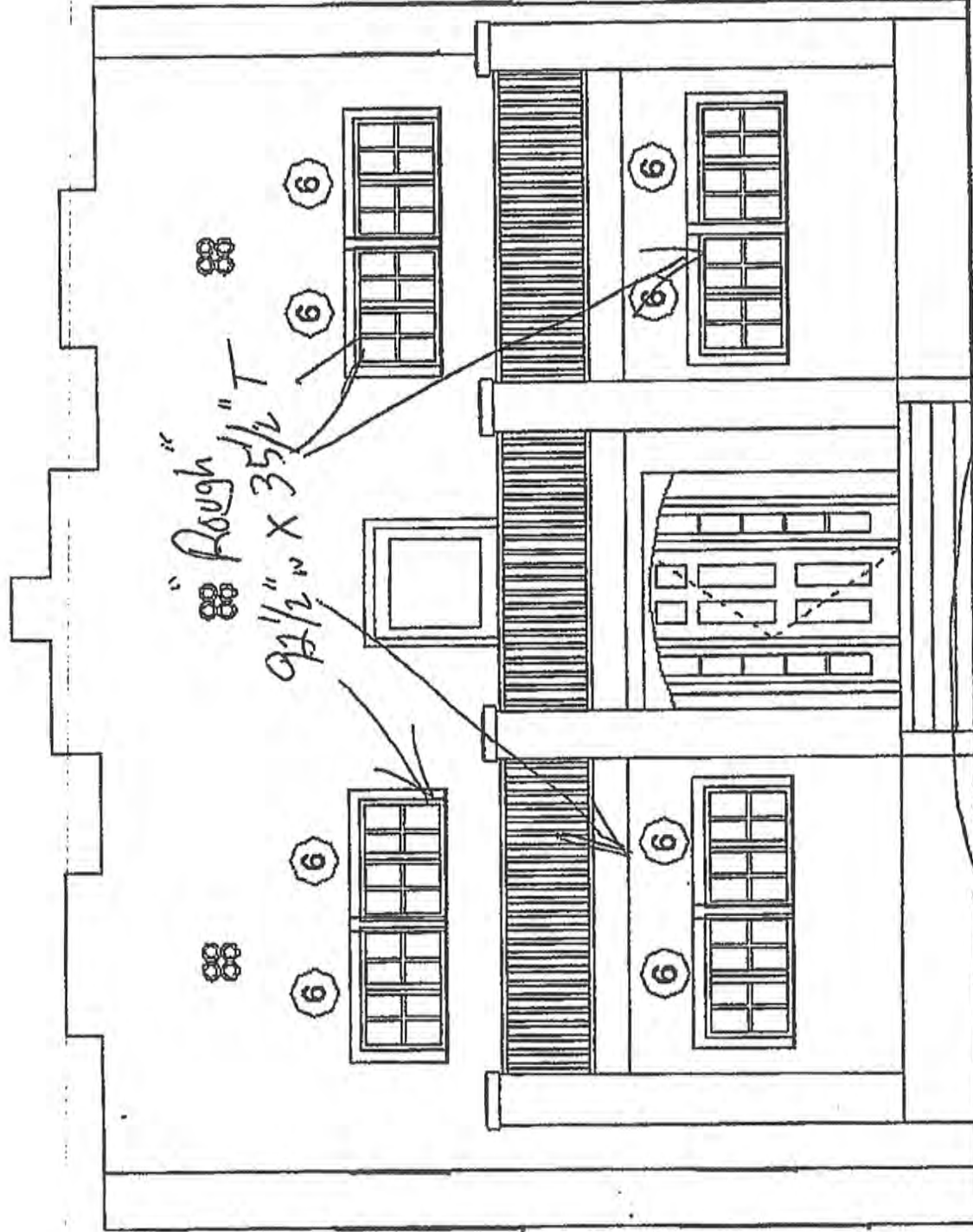
WILL CALL

Will Call items will be held in the store for 7 days. For Will Call merchandise pick up, proceed to Will Call/Service Desk area(Pro Customers, proceed to the Pro Desk).

Returns: A 15% restocking fee applies to the return of regular special orders, i.e., special orders merchandise that is not custom made. Special orders that are custom uniquely designed or fitted to accommodate the requirements of a particular space or environment (some examples are cabinetry, countertops, floor and wall coverings, and window treatments) are non-returnable. Exceptions: Cancellations made by midnight on the third business day after the date of Your purchase; merchandise incorrectly ordered by Home Depot or by Professional; or merchandise damaged beyond repair in delivery or by Professional. Unless otherwise specified in this Agreement, all returns must be made within Home Depot's posted time frame.

49 sets / pairs

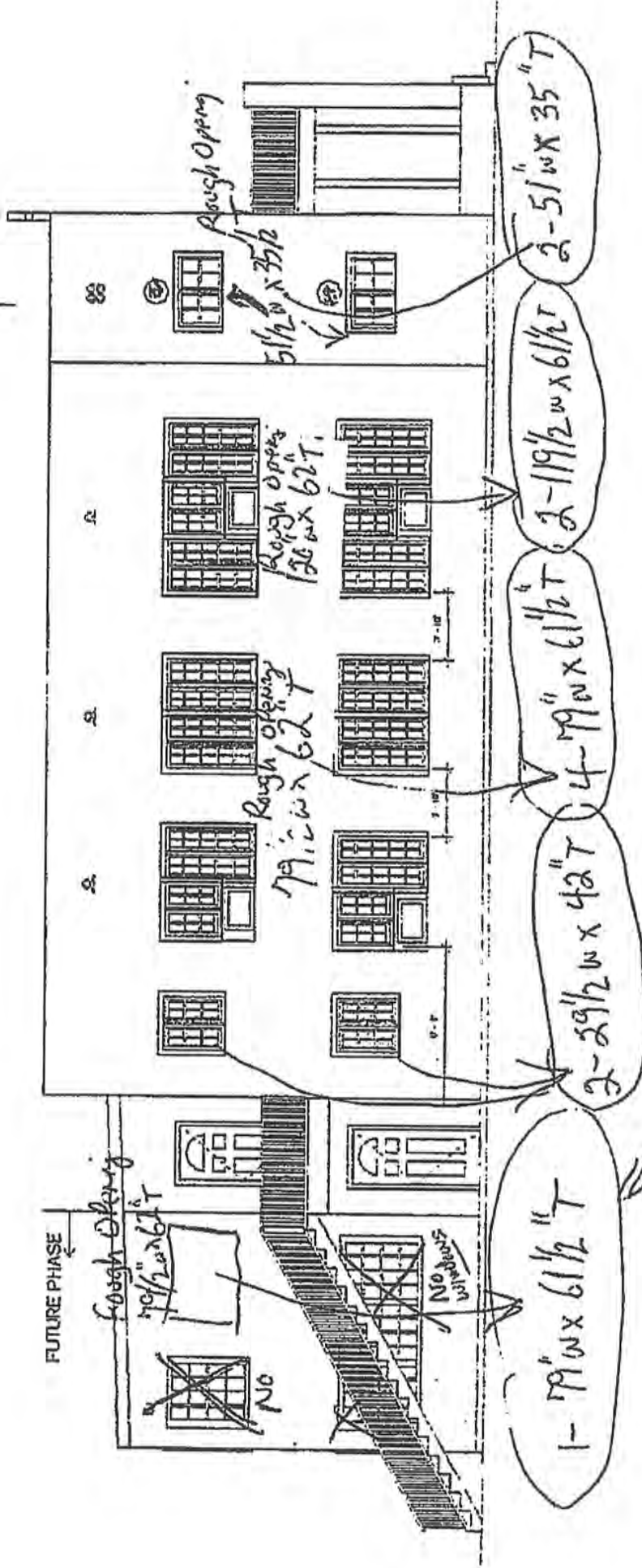
Case ments
pairs/sets



Order This → 4-92" w x 35" T

715 Palmetto
Coral Gables FL

East



Order these sizes →

East

(30) Casements
18 sets/pairs + 1 new opening

22 Sept / sets 20
all elements 20
(39)

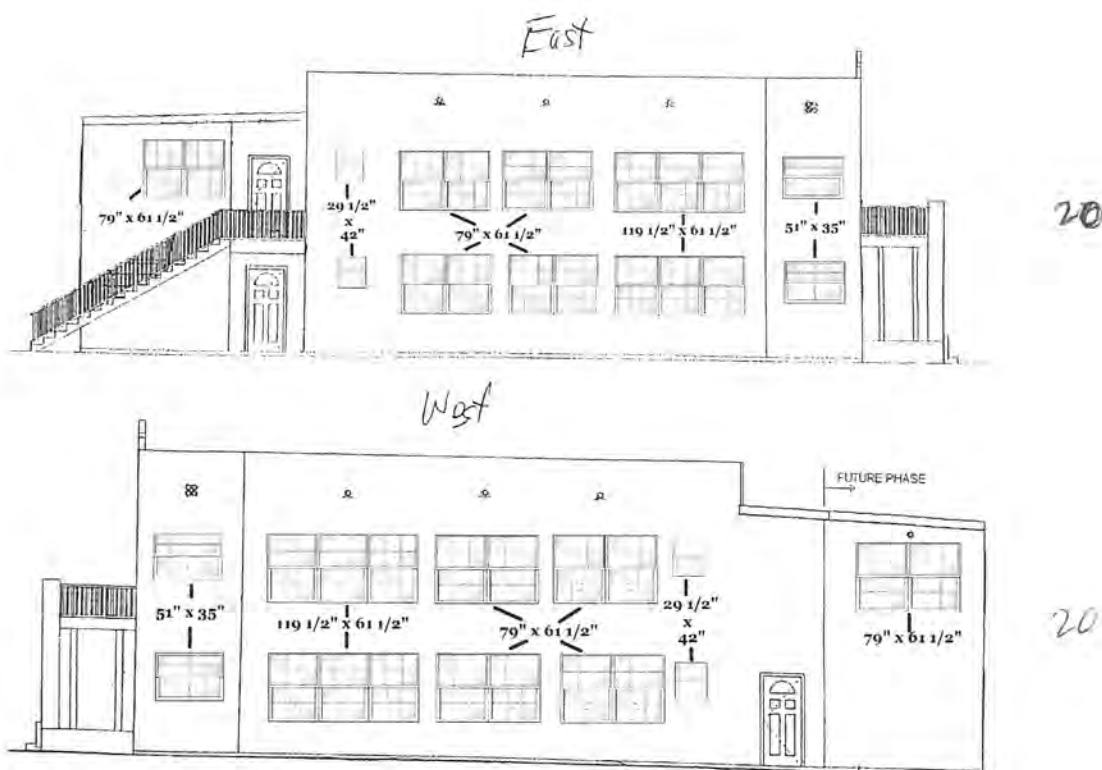
Foster, Emily

From: Andrew Boccia <andrew@centralfloridaincomefund.com>
Sent: Friday, February 01, 2019 8:34 AM
To: Foster, Emily
Subject: Re: 915 E. Palmetto Street

Emily,

Would you support something like this?

Closing up and down but with the grid pattern so that it looks comparable to the old windows which were there.



Andrew Boccia
Fund Manager/ Officer
Central Florida Income Fund, LLC
(863) 397-8663 (mobile)



Referrals are appreciated!
Accredited investors are welcome to invest.
SEC Form D







