

Application for Certificate of Appropriateness

City of Wauchula
126 S. 7th Avenue
Wauchula, FL 33873
Ph: (863) 773-9193 Fax: (863) 773-0436
Page 1 of 2

1. Address of property where work is to be performed: 217 E Main Street, Wauchula, FL 33873
Parcel Number: 03-34-25-0200-00018-0019

2. Applicant's Name: Emily Breheny, The Lunz Group
Address: 58 Lake Morton Drive
City: Lakeland St: FL Zip Code: 33801
Work Phone: (863) 682-1882 Home Phone: _____
E-mail: ebreheny@lunz.com

Owner's Name: Hardee County Industrial Development Authority
Address: 107 E Main Street
City: Wauchula St: FL Zip Code: 33873
Work Phone: (863) 773-3030 Home Phone: _____

3. The present use of the property: Four (4) tenant spaces that make up one (1) building, approximately
16,698 square feet total of commercial space, all tenant spaces are presently vacant. Bays 1 and 4
are both two story tenant spaces, accounting for about 11,955 SF of the total building square footage.
Bays 2 and 3 are both single story tenant spaces, accounting for about 4,743 SF of the total building
square footage.

4. Description of work to be done (use additional sheets if necessary): _____
See attached for description of work.

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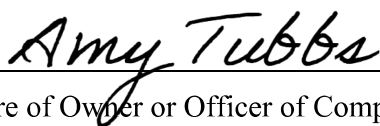
5. Zoning: HC-1 Setbacks: Front 0 Side 0 Rear 30

6. Documentation Submitted:	Site Plan	<u>X</u>
	Photographs	<u>X</u>
	Building Plans/Elevations	<u>X</u>
	Samples/Swatches	<u> </u>
	Drawings/Sketches	<u> </u>
	Other	<u>X</u>



Signature of the Applicant

05/22/26
Date



Signature of Owner or Officer of Company

5/22/26
Date



May 22, 2026

Historic Preservation Board
City of Wauchula
126 S. 7th Avenue
Wauchula, FL 33873

**Re: Certificate of Appropriateness – TDG Multi-Purpose Facility
Item #4 - Description of Work to be Done**

The project is intended to be a multi-purpose facility buildout located at 217 East Main Street, Wauchula, 33873. It is our understanding that the building was previously used for retail and leather goods manufacturing. The Development Group intends to use the historic building for as a multi-purpose commercial facility that is divided into 4 tenant buildouts (“Bays”). The design intent of this project is to provide interior and exterior building improvements while preserving as much of the historic existing conditions as possible, allowing the space to become functional and usable once again.

The proposed exterior improvements include restoring the existing windows to improve energy efficiency and meet current code requirements, cleaning and repairing the existing historic brick on Bays 1, 2, and 3, removing and replacing the existing stucco finish on Bay 4, replacing the existing canopies, and adding exterior lighting. The exterior design is intended to preserve and honor the building’s original façade as much as possible while also creating a more inviting street presence for the historic building within the downtown corridor.

This project proposes replacing the historic windows with modern windows that pay homage to the existing design and utilize equivalent materials. The Development Group has already invested an excessive amount of resources into repairing water damage caused by the existing windows. For the facility to function efficiently in the future, it is necessary to consider replacing the existing windows with modern assemblies in order to prevent further damage, such as water leakage, to the building and the new renovations. The proposed windows will provide improved energy efficiency while maintaining a similar size, shape, location, and material character as the existing windows. The design intent is to preserve the character of the historic building while improving protection of the newly renovated interior from future water intrusion.

Currently, the building located at 217 East Main Street does not meet current wind load or structural code requirements. Therefore, the design intent includes the addition of interior structural system to bring the building completely into the current building code. By locating these structural improvements on the interior, the historic exterior façade will remain preserved. These improvements are intended to enhance the building’s usability and restore its historic character, while maintaining its commercial function and contributing positively to the historic downtown streetscape.

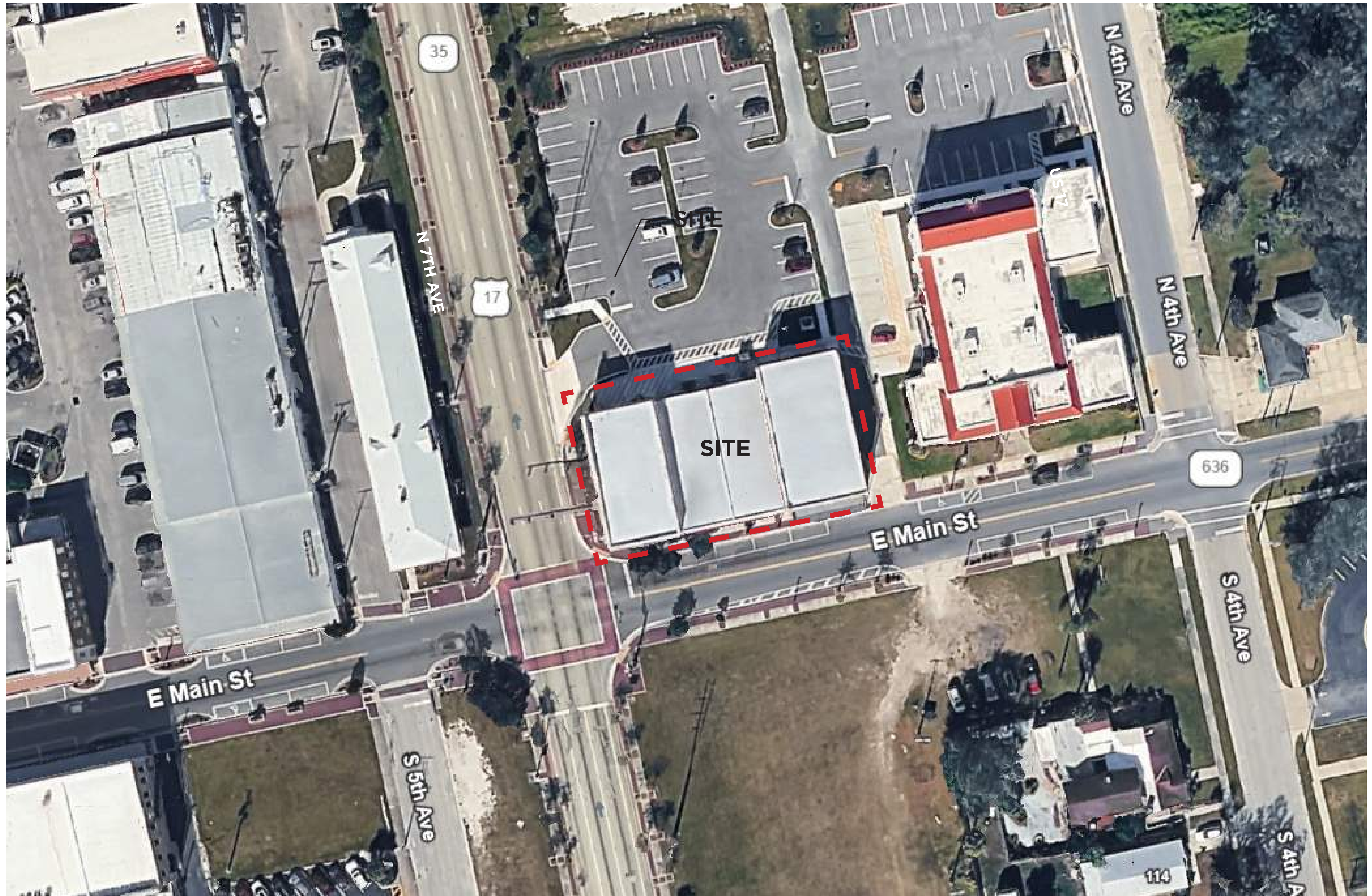
TDG MULTI-PURPOSE FACILITY

217 E MAIN STREET

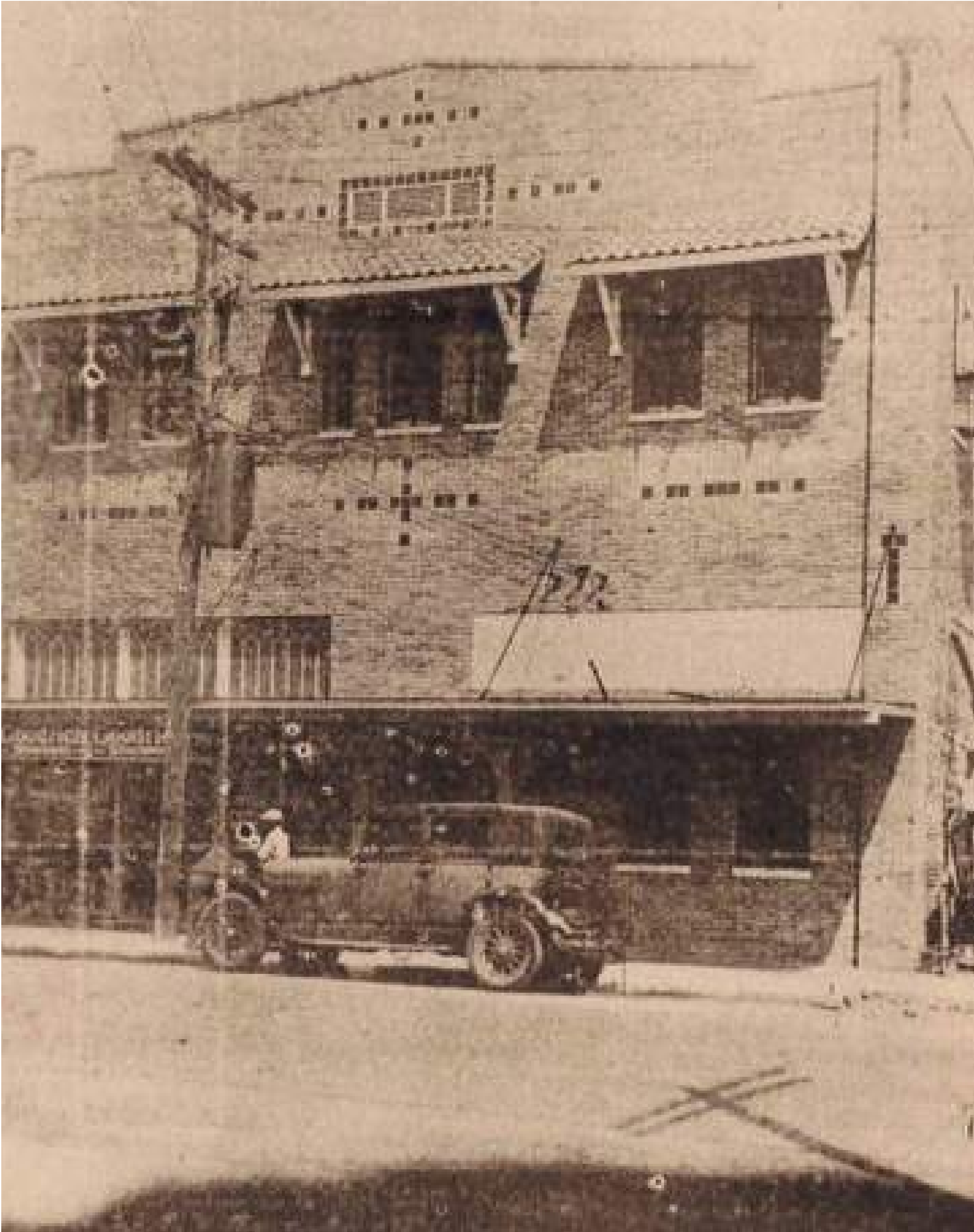
CERTIFICATE OF APPROPRIATNESS APPLICATION
05.21.2026

PREPARED FOR





HISTORIC PHOTOS



HISTORIC PHOTO - DATE UNKOWN



HISTORIC PHOTO - CIRCA 1919

EXISTING CONDITIONS - PROJECT SITE & EXTERIOR



EXISTING EXTERIOR - US 17 N (BAY 4)



EXISTING EXTERIOR - E MAIN STREET



EXISTING EXTERIOR - EAST BUILDING FACADE (BAY 1)



EXISTING EXTERIOR - NORTH BUILDING FACADE



EXISTING SITE - NORTH BUILDING FACADE (BAY 1)



EXISTING EXTERIOR - NORTH BUILDING FACADE (BAY 4)

EXISTING CONDITIONS - BUILDING INTERIOR



EXISTING INTERIOR - BAY 1 - LEVEL 1



EXISTING INTERIOR - BAY 2



EXISTING INTERIOR - BAY 3



EXISTING INTERIOR - BAY 4 - LEVEL 1



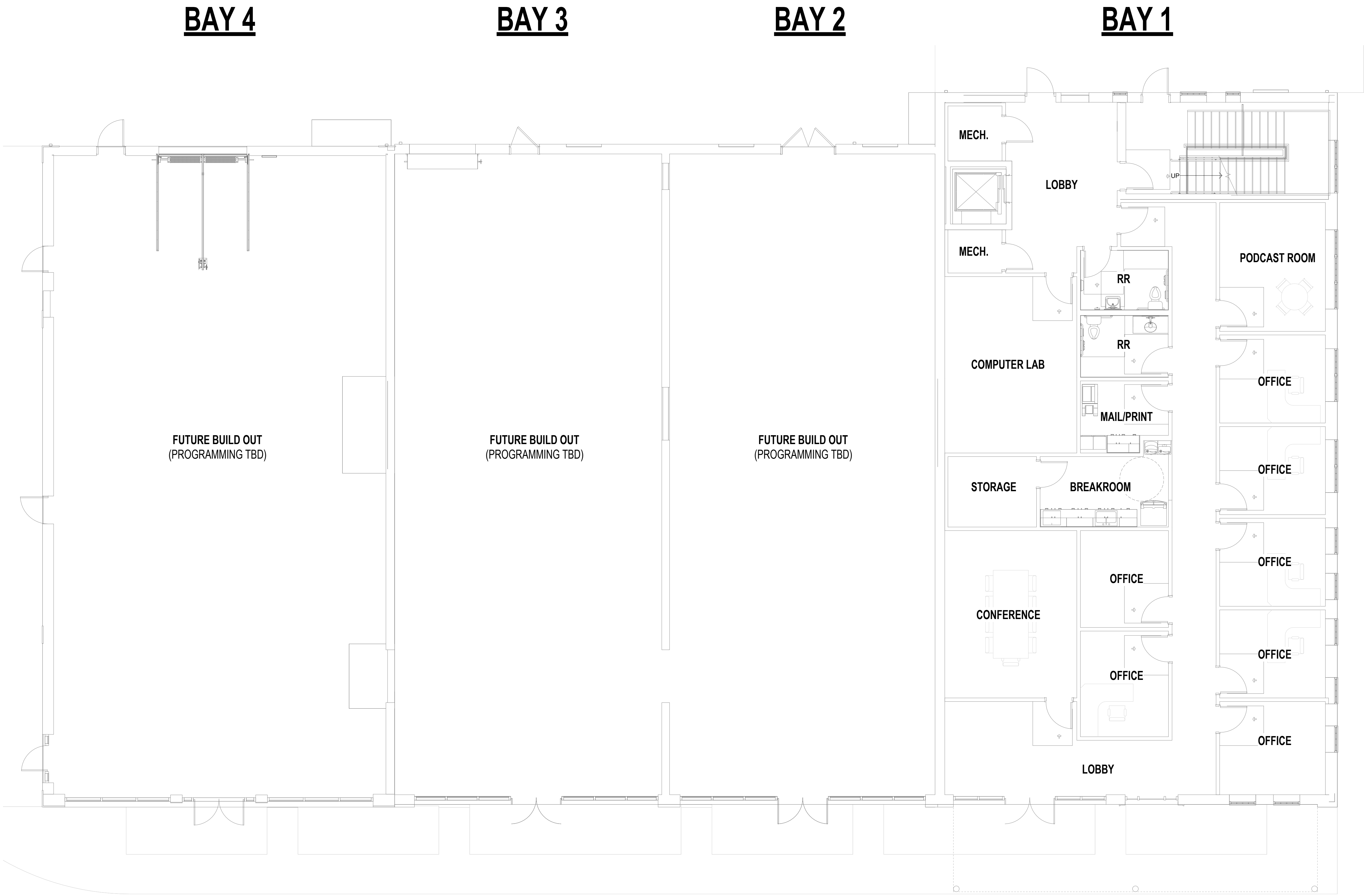
EXISTING INTERIOR - BAY 1 - LEVEL 2



EXISTING INTERIOR - BAY 4 - LEVEL 2

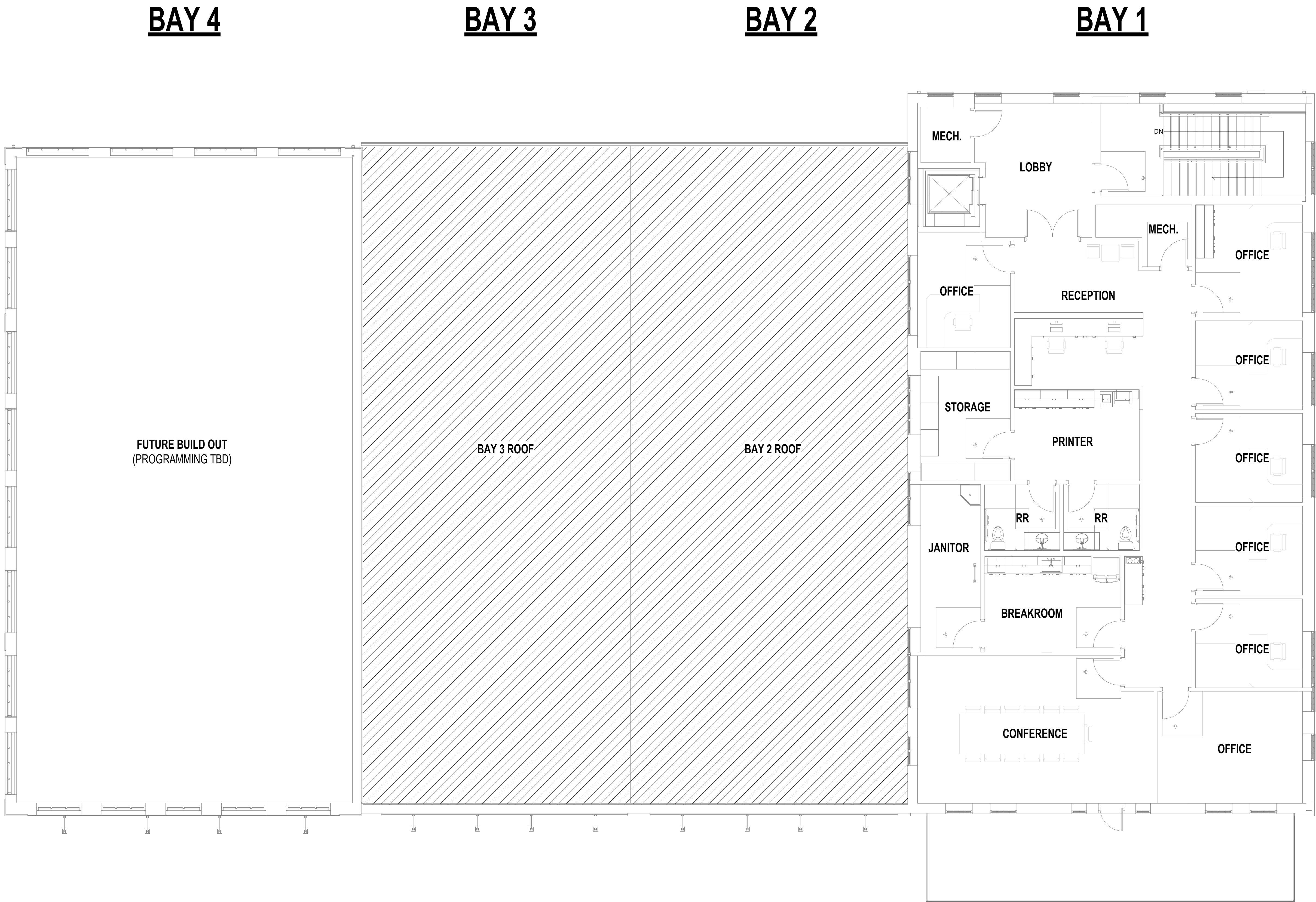
BUILDING PLANS AND ELEVATIONS

NOTE: OVERALL FLOOR PLAN SHOWN FOR REFERENCE. WORK TO BE COMPLETED UNDER SEPARATE PERMIT.

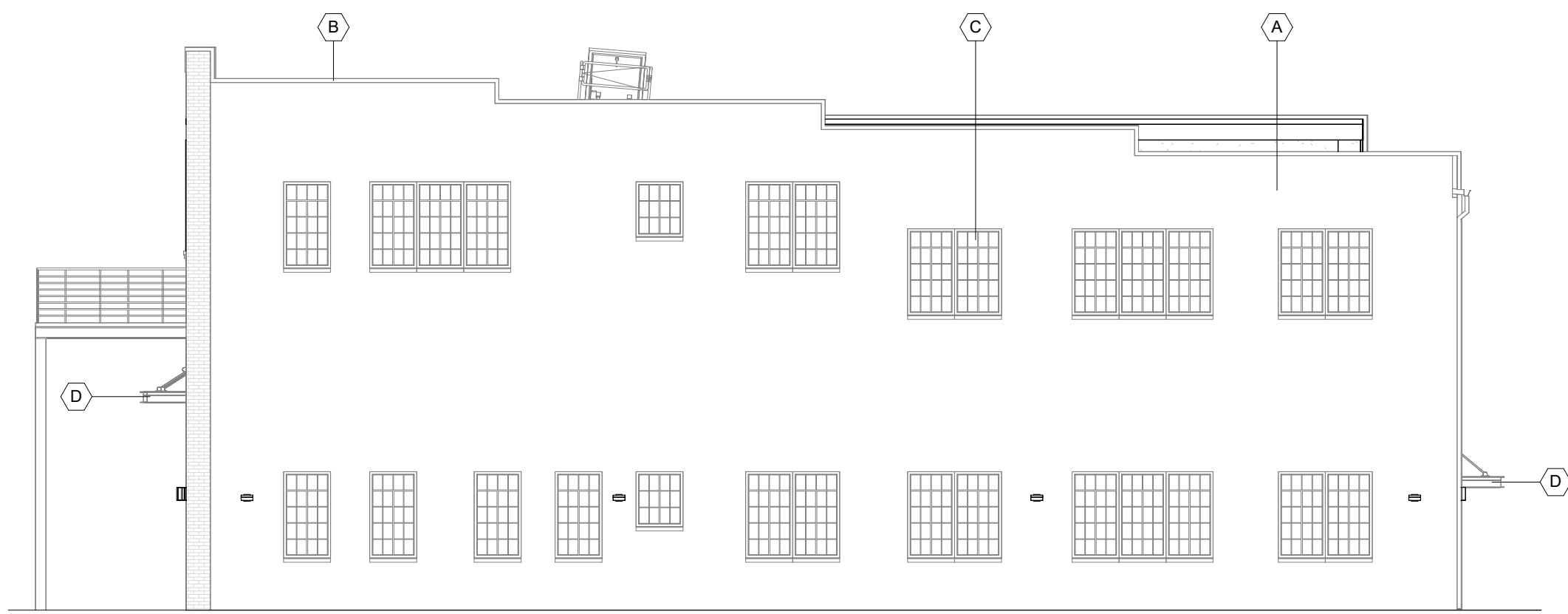


① OVERALL - FLOOR PLAN - LEVEL 1
3/16" = 1'-0"

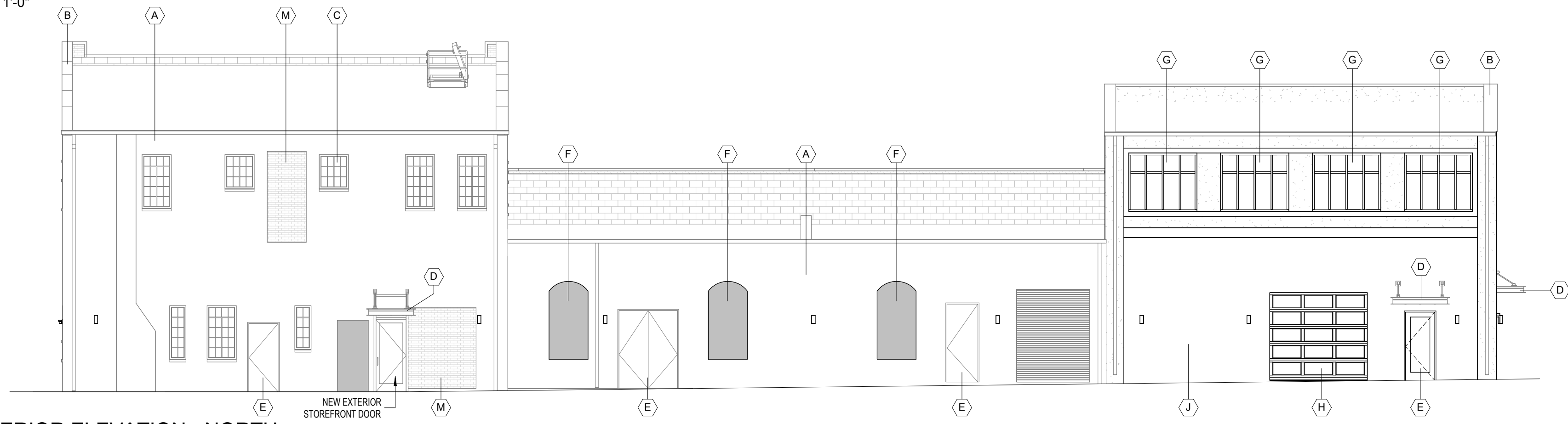
NOTE: OVERALL FLOOR PLAN SHOWN FOR REFERENCE. WORK TO BE COMPLETED UNDER SEPARATE PERMIT.



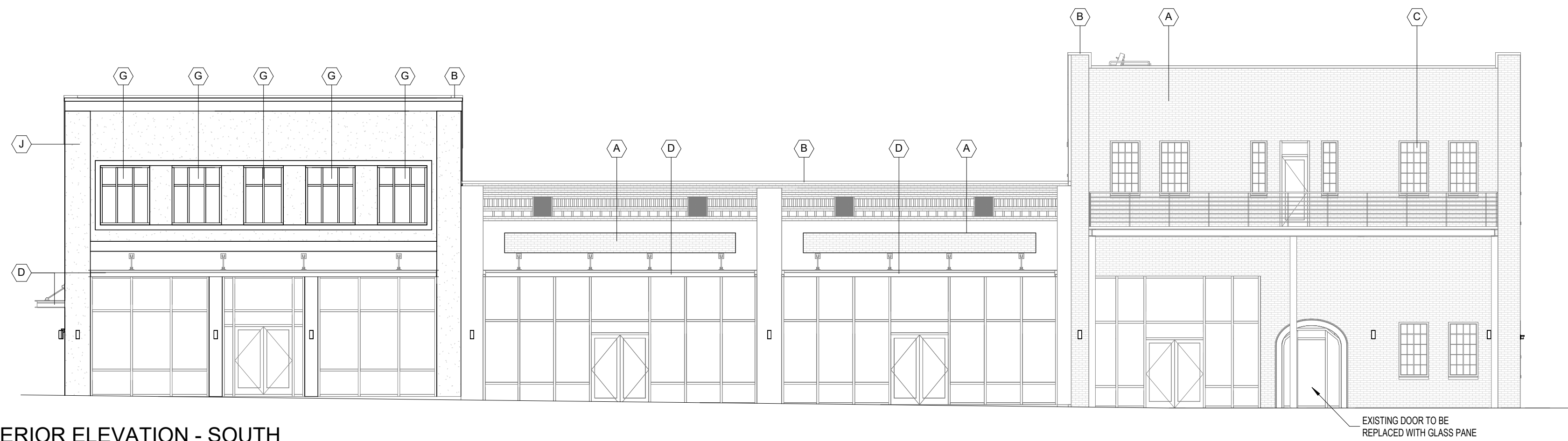
① OVERALL - FLOOR PLAN - LEVEL 2
3/16" = 1'-0"



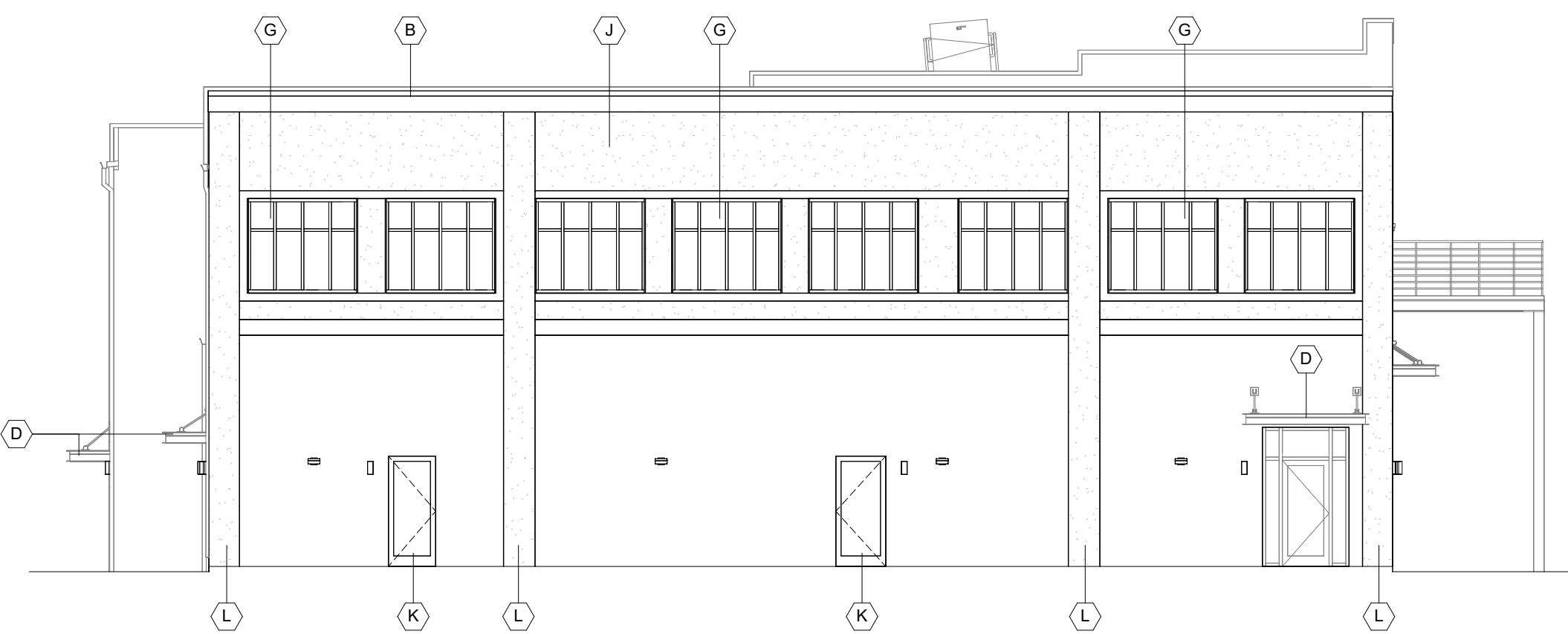
1 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



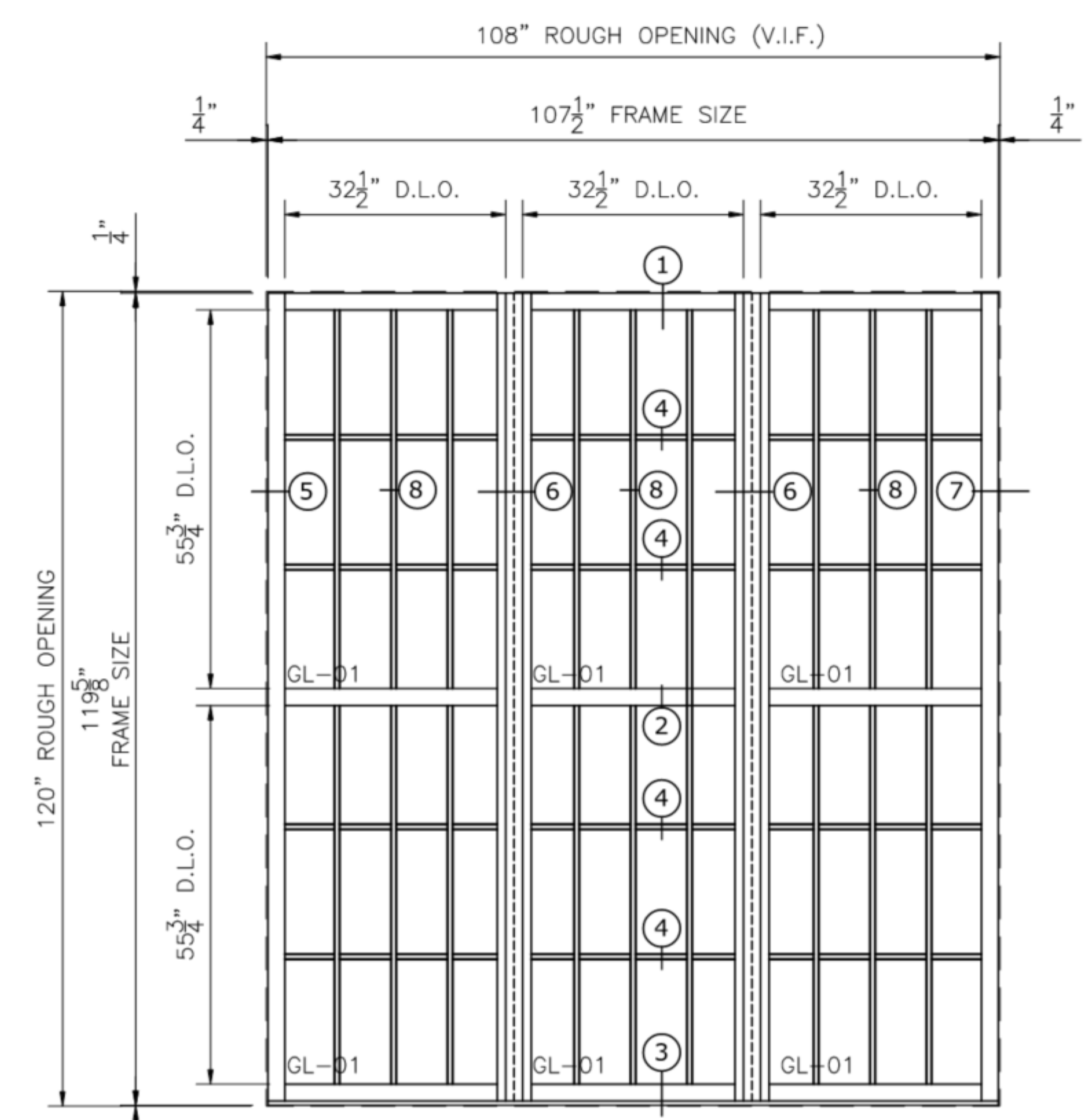
4 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

ELEVATION LEGEND

- A. EXISTING BRICK, REPAIRED AND CLEANED AS REQUIRED.
- B. EXISTING COPING, REPAIRED AND CLEANED AS REQUIRED.
- C. REPLACE EXISTING WINDOWS WITH EQUIVALENT.
- D. NEW PRE-MANUFACTURED METAL CANOPIES.
- E. REPLACE EXISTING DOOR WITH NEW DOOR.
- F. EXISTING STUCCO, REPAIRED AND CLEANED AS REQUIRED.
- G. REPLACE EXISTING FILLED OPENING WITH HISTORIC-STYLE WINDOWS.
- H. REPLACE EXISTING SOLID OVERHEAD DOOR WITH OVERHEAD DOOR WITH GLAZING.
- J. REMOVE AND REPLACE STUCCO FINISH. PATCH AND REPAIR AS NECESSARY.
- K. REPLACE EXISTING FILLED OPENING WITH DOOR.
- L. DECORATIVE STUCCO FINISH PILASTER.
- M. INFILL BRICK LOCATION, NEW BRICK COLOR TO COMPLIMENT EXISTING BUT NOT MATCH.

WINDOW REPLACEMENT

YKK AP Standard Anodized Finishes



EXTERIOR RENDERINGS









