

Criterion 1

The Frances Langford Promenade at Lake Mirror ("Promenade") is historically significant in the areas of Architecture, Community Planning, Engineering, Landscape Architecture, and Politics/Government.

The Promenade encircling Lake Mirror was designed and executed in the Neoclassical Revival style. The Promenade and Loggia are connected by a reinforced concrete seawall and balustrade and contain elements such as wide steps leading from the esplanade down to the lake; freestanding, unfluted Corinthian columns; and pedestals used as lamp bases. The chief materials used throughout the Promenade are reinforced concrete, concrete, and cut stone. The Loggia is approximately 65'x20' and is a major feature at the west side of the lake, it is a focal point and one of the finest detailed components of the entire project, with ornamental cut cast stone lining the arched openings. The surrounding promenade, seawall and balustrade extend approximately 2300 feet around the lake encircling approximately 70% of its perimeter. The balustrade is topped with cut cast stone Greek urns and ornamental light fixtures.

The Promenade is Lakeland's most significant and recognizable landmark, having represented the image of the city for nearly a century. As a successful product of Florida's incredible real estate boom of the 1920s, the Promenade is a tangible representation of this important period in Florida's history. However, the Promenade represents much more than civic boosterism; the historical and architectural forces that created the Promenade include the City Beautiful Movement, City Efficient Movement, and Lakeland's strong local leadership during this period. As one of the most significant examples of the City Beautiful Movement in the State of Florida, it gains added significance through the prominence of its designer, Charles Wellford Leavitt, and its principal craftsman, Kenneth Lynch, Sr. Finally, this structure is also significant because it represents the determination of the City of Lakeland to pursue a well-conceived plan for civic growth despite the collapse of the state and nation's economy in the late 1920's.

Current Designation: The Promenade was listed as a Local Historic Landmark by resolution #2681 on February 1, 1982. And listed on the National Register of Historic Places on January 27, 1983.

Integrity: The Promenade, originally completed in 1928, retains remarkable integrity. Previous preservation work includes replacement of four cast concrete columns located at landing with new cast concrete columns matching the originals in 1959. By the late 1970s conditions had deteriorated, most of the globes for the lights were missing; some light poles had rusted, seawall and banister were deteriorating, and sidewalks were cracked. In 1981 a Restoration Feasibility Analysis was prepared. The restoration was completed in 1983. In 2015-2016 the four columns reconstructed in 1959, were again replaced with columns matching the originals. Today, portions of the overall structure

contain cracks and obvious deterioration. The loggia area also requires attention and has developed leaks. The floor of the Promenade was effectively under water following Hurricane Milton.

Criterion 2

Need/Urgency/Threat: Following Hurricane Milton (FEMA-4834-DR-FL), Lake Mirror experienced significant flooding, leaving the Promenade and Loggia under water. The impacts of Hurricane Milton have demonstrated the urgency of undertaking a geotechnical study in order to determine the cause of leaks and to confirm the integrity of the Promenade structure as a whole. The site has experienced water intrusion, exhibits visible stains, rebar impacts where water intrusion has occurred, exposed rebar on the sea wall, cracked columns, concrete spalling, and obvious separation between the Promenade wall and walkway. With hurricane season upon us and the increasing potential for stronger storms, the need to conduct pre-preservation activities is greater now more than ever.

Mitigation/Sequence: The geotechnical study of the Promenade structure as a whole will support the next phase of preservation efforts, including development of a scope of work for the physical preservation of the site.

Criterion 3

Scope: A preliminary study of the conditions at the site will be conducted to determine the cause of the leaks and confirm the integrity of the Promenade structure as a whole. The project will be initiated by a full review of available documents concerning the site. The review will be conducted by structural and geotechnical engineers. Phase 1 will proceed as follows: 1) Site reconnaissance to document general conditions, 2) Plans review by structural engineer, 3) Review of available geotechnical reports to ascertain an understanding of the soil condition nearby the Promenade and loggia structure, 4) Review recent improvements to the structure to determine specific areas of distress, 5) Confirm plan drawings and map foundation dimensions, 6) Document distressed locations with obvious structure issues.

Phase II will consist of a full Ground Penetrating Radar (GPR) scan of the Promenade floor, upper sidewalks, portions of the loggia roofline, and structure walls. The following is proposed for the GPR study: 1) Utilize GPR and EM Locator to conduct a scan of the entire upper and lower levels of the promenade, 2) Assess locations of visible erosion between the wall and lake, 3) Scan for voids beneath the lower deck which may have been caused by water intrusion, 4) Scan upper Promenade for indications of tie back devices, 5) Scan the area above the loggia to identify locations of perimeter walls and identify locations of interior walls where water is intruding, and assess area for indications of a source of the leaking, 6) Scan upper Promenade around the perimeter of the loggia to look for indications of voids, 7) Conduct post processing, review, and interpretation of data, 8) Use Concrete Imaging GPR scanner to evaluate the upper

walls inside the loggia where water has been intruding, Identify any internal piping, 9) Use concrete scanner to spot check walls in the loggia and on the facade to obtain information regarding presence, type, orientation, and spacing of metal reinforcement within the walls and along the wall/column interfaces, 10) Conduct isometric modeling of the concrete imaging data to evaluate condition and potential deterioration of the rebar, 11) Spot scan facade walls to evaluate if drainage piping is present behind the wall and if tiebacks may be detectable.

Phase III, following the GPR study findings, will focus on conducting physical soil test borings, with work consisting of 1) mobilize drilling teams to the site, 2) Conduct an inspection of upper paver deck area above the loggia by paver removal and test pits to look for signs of breach causing water intrusion, 3) Conduct twenty (20) hand auger soil borings using hand auger techniques with Dynamic Cone Penetrometer (DCP) readings every foot along the upper wall sections and in between the sidewalk and the Promenade wall, 4) Conduct three days of drilling at the site using a small track mounted drilling rig and Cone Penetrometer Testing (CPT), 5) Conduct ten (10) standard penetration test soil test borings, 6) Determine the seasonal high water table, 7) Abandon bore holes with native soil or bentonite, 8) Conduct necessary laboratory testing, 9) Prepare a geotechnical report.

Professional Involvement: All work will be conducted by structural and geotechnical engineers.

Criterion 4

Impacts: The Promenade has been Lakeland's most significant and recognizable landmark since its completion in 1928, having represented the image of the city for nearly a century. During that time local citizens and visitors alike have enjoyed its social, cultural and economic benefits. Today the Promenade is a vibrant outdoor space featuring three surrounding parks, Barnett Family Park, Kryger Park, and Kilgore Overlook Park, as well as an amphitheater and ample green space. It also features two event centers, a business incubator, and restaurants along its borders, as well as a busy train station which continues to welcome visitors to Lakeland. The Promenade is also closely tied to the downtown creating a walkable environment and seamless connectivity. The City of Lakeland is committed to the ongoing preservation of this vital historic, cultural, and economic resource as a continued benefit to the public.

Maintenance: The proposed geotechnical study is an important first step in process of developing a restoration and ongoing maintenance plan.