

BOARD OF HISTORICAL PRESERVATION CITY OF LAKE CITY

September 30, 2021 at 6:00 PM

Venue: City Hall

AGENDA

Due to the COVID-19 social distancing requirements, the City of Lake City will hold the Sept 30,, 2021 Historic Preservation Agency Meeting via telephonic and video conferencing communications media technology.

To participate: The Historic Preservation Agency Meeting instructions are located at the end of this agenda.

INVOCATION

MINUTES

- [i.](#) Minutes 08/03/21

ROLL CALL

- [ii.](#) Consent item COA 21-03

OLD BUSINESS

NEW BUSINESS

- [iii.](#) Petition: COA 21-03, presented by Danie Dufesne for Owner, Brenda Johndrow-applying for a Certificate of Appropriateness for parcel **13304-000, located in the Lake Isabella Historical district as provisioned in LDR article 10**
- [iv.](#) Petition: COA 21-25, presented by Lee Manske for Owner, Marteen Strickland - applying for a Certificate of Appropriateness for parcel **13304-000, located in the view shed Lake Isabella Historical district as provisioned in LDR article 10**

WORKSHOP

ADJOURNMENT

COMMUNICATIONS MEDIA TECHNOLOGY INSTRUCTIONS

Meeting Instructions: Due to the COVID-19 social distancing requirements, the City of Lake City will hold the meeting via in person with social distancing requirements and as an alternative: telephonic and video conferencing communications media technology.

Due to COVID-19, the City of Lake City follows the CDC guidelines. Members of the public may view the meeting live on our Youtube channel at:
<https://www.youtube.com/channel/UC28Eyfa2Uogc-8VTWqafG3w>

Those attendees wishing to share a document must email the item to submissions@lcfla.com no later than noon on the day of the meeting.

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.



MINUTES

CITY OF LAKE CITY
Special Called SESSION

BOARD OF HISTORIC PRESERVATION
Aug 3, 2021

1. ROLL CALL:

The roll was called as follows:

Mr. Adel – present

Mr. Lydick – present

Ms. Douberly – present

Ms. Georgalis -present

MINUTES:

Minutes of the special called meeting from July 14, 2021 were approved. Motion made by Mrs. Douberly and seconded by Mr. Lydick. Passed unanimously.

CONSENT AGENDA:

COA 21-21, submitted by John Harrison-owner, owner, requesting a Certificate of Appropriateness in a residential single family district (RSF3) zoning district as established in section 4.5.1 of the Land Development Regulations and located within the View shed of the Lake Desoto Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as Columbia County Parcel 13296-000, as lying within the City of Lake City, Florida, City Limits.

Motion to close public hearing-motion made by Mr. Lydick, 2nd by Mr. Adel.

Discussion occurred between board members

Motion to approve petition made by Mr. Adel seconded by Mrs. Douberly

NEW BUSINESS:

None

OLD BUSINESS:

None

Workshop Question:

Motion to Adjourn the Meeting: Motion to adjourn by Mr. Lydick and Seconded by Ms. Douberly.

Mavis Georgalis, Board Chairperson

Date Approved

Bev Jones-secretary

Date Approved

October

Item ii.

FOR OFFICIAL USE ONLY

Date Received: 08/16/21

Case #: 21-23



**CITY OF LAKE CITY
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS**

Consent Agenda

APPLICANT INFORMATION

Applicant is (check one and sign below): ☐ Owner ☒ Contractor ☐ Architect ☐ Other _____

Applicant: John G. O'Neal

Contact: Karen Griffis

Address: PO Box 2166
Lake City FL 32056

Phone: 386 752-7578

Cell: 386 288-8402

Email: karen@onealcompanies.com

Property Owner: Double Eagle Investors, LLC

Contact: Chase Moses

Address: 184 N. Marion Ave
Lake City, FL 32025
386 755-2774

Phone: _____

Cell: _____

Email: Chase@candlermoses.com

PROPERTY INFORMATION

Site Location/Address: 124 NW Madison St

Current Use: Office

Year Built: 1940

Proposed Use: Office

Projected Cost of Work: \$ 6545.00

NARRATIVE

Please provide a detailed summary of proposed work. Note affected features and changes in external structure design or materials. (Note: May be submitted as an attachment).

No changes to external structure. Matching existing
roof connected to building owner. Install new coping cap
metal, 60 MIL TPO, gutters/downspout, TB base flashing

I certify that I have reviewed the Land Development Code (see below) and that my submission meets all requirements.

9/10/21
APPLICANT/AGENT SIGNATURE

John G. O'Neal
APPLICANT/AGENT NAME and TITLE

8/16/21
DATE

FOR OFFICIAL USE ONLY

Parcel ID Number:			
Future Land Use:		Zoning District:	
Review (circle one):	Ordinary Maintenance	Minor Work	Major Work
National Register of Historic Places Designation?	Yes	No, but eligible	No, not eligible

approved by
D. Young
for content



GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, J. Chase Moses (owner name), owner of property parcel

number 12683-000 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. John G. O'Neal	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

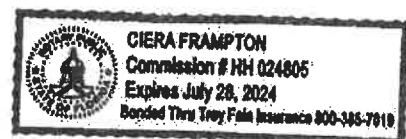
J. Chase Moses 8/10/2021
Owner-Signature (Notarized) Date

NOTARY INFORMATION:
STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is J. Chase Moses, personally
appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 10 day of August, 2021.

C. J. [Signature]
NOTARY'S SIGNATURE

(Seal/Stamp)













**CITY OF LAKE CITY
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS**

FOR OFFICIAL USE ONLY

Item iii.

Date Received: _____

Case #: _____

APPLICANT INFORMATION

Applicant is (check one and sign below): ☐ Owner ☒ Contractor ☐ Architect ☐ Other _____

Applicant: Daniel Dufresne _____

Contact: Carrie Dees _____

Address: 1621 Emerson St. _____
Jacksonville, FL 32207 _____

Phone: 904.423.0819 _____

Cell: _____

Email: Carrie.Dees@CovenantRoofFL.com _____

Property

Owner: Brenda Johndrow _____

Contact: Brenda Johndrow _____

Address: 240 SE Vickers Terr. _____

Lake City, FL 32025 _____

352.231.2974 _____

Phone: _____

Cell: _____

Email: Brenda.johndrow@gmail.com _____

PROPERTY INFORMATION

Site Location/Address: 240 SE Vickers Terrace Lake City, FL 32025 _____

Current Use: Single Family Home _____

Year Built: 1936 _____

Proposed Use: Single Family Home _____

Projected Cost of Work: \$ 15,340.00 _____

NARRATIVE

Please provide a detailed summary of proposed work. Note affected features and changes in external structure design or materials. (Note: May be submitted as an attachment).

Remove existing roof & install asphalt shingles

I certify that I have reviewed the Land Development Code (see below) and that my submission meets all requirements.

Daniel Dufresne - Contractor

APPLICANT/AGENT SIGNATURE

APPLICANT/AGENT NAME and TITLE

09/02/2021

DATE

FOR OFFICIAL USE ONLY

Parcel ID Number:			
Future Land Use:		Zoning District:	
Review (circle one):	Ordinary Maintenance	Minor Work	Major Work
National Register of Historic Places Designation?	Yes	No, but eligible	No, not eligible

City of Lake City, Land Development Regulations

ARTICLE TEN. HISTORIC SITES AND STRUCTURES PRESERVATION REGULATIONS

SECTION 10.11 APPROVAL OF CHANGES TO LANDMARKS AND LANDMARK SITES

10.11.1 Certificate of Appropriateness. No person may undertake the following actions affecting a designated landmark or landmark site without first obtaining a Certificate of Appropriateness from the Agency:

1. Alteration of an archeological site or the exterior part or premises of a building or a structure;
2. New construction;
3. Demolition; or
4. Relocation.

10.11.2 Review of New Construction and Alterations. Review of new construction and alterations to designated buildings and structures shall be limited to exterior changes visible to the public. The Land Development Regulation Administrator is authorized to issue a Stop Work Order on any alteration, new construction, demolition or relocation undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness,

A Certificate of Appropriateness is in addition to any other building permits required by law. The issuance of a Certificate of Appropriateness from the Agency does not relieve the property owner of the duty to comply with other state and local laws and regulations.

Ordinary repairs and maintenance otherwise permitted by law may be undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness provided this work does not alter the exterior appearance of the building, structure, or archeological site, or alter elements significant to its architectural or historic integrity.

A Certificate of Appropriateness for alteration, new construction, demolition, or relocation pursuant to the provisions of this Article is not effective for a period of fifteen (15) days subsequent to the Agency's decision. If during that fifteen (15) day period an appeal is made to the City Council, the decision of the Agency is automatically stayed pending City Council review.

Standards for Alterations or New Construction for Conformance with the Certificate of Appropriateness ("The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," U.S. Department of Interior).

1. The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize the property shall be avoided.
3. The property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other building, shall not be undertaken.
4. As most properties change over time, these changes to the property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the historic property shall be preserved.
6. Where possible deteriorated historic features to be rehabilitated shall be repaired rather than replaced. Where the severity of deterioration required replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and where possible, materials.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structure, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

10.11.4 Application Procedure for Certificate of Appropriateness. Each application for a Certificate of Appropriateness shall be accompanied by the required fee. The Land Development Regulation Administrator shall forward to the Agency each application for a permit that authorizes an alteration, new construction, demolition or relocation affecting a landmark or a designated landmark site. The applicant shall complete an application form provided by the Land Development Regulation Administrator and submit the following:

1. Drawings of the proposed work;
2. Photographs of existing buildings or structures and adjacent properties; and
3. Information about the building materials to be used.

The Land Development Regulation Administrator determines when an application is complete and may require additional information when such application is determined to be incomplete.

10.11.5 Public Hearings for Certificates of Appropriateness. The Agency shall hold a public hearing on each application for a Certificate of Appropriateness in accordance with Article

13. The Agency shall approve, approve with conditions, or disapprove each application based on the criteria contained in this section.

In approving or in denying application for a Certificate of Appropriateness for alterations, new construction, demolition, or relocation, the Agency shall examine the following general issues:

1. The effect of the proposed work on the landmark or property;
2. The relationship between such work and other structures on the site;
3. The extent to which the historic, architectural or archeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark or the property will be affected;
4. Whether or not denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property; and
5. Whether the plans may be reasonably carried out by the applicant.

No Certificate of Appropriateness for demolition shall be issued by the Agency until the applicant has demonstrated that no feasible alternative to demolition can be found. The Agency may ask interested individuals and organizations for assistance in seeking an alternative to demolition and shall study the question of economic hardship for the applicant and determine whether the landmark can be put to reasonable beneficial use without approval of the demolition application. In the case of an income-producing building, the Agency shall also determine whether the applicant can obtain a reasonable return from the existing building. The Agency may ask an applicant for additional information including, but not limited to, evidence that the plans for a new building on the site will be implemented. If the applicant fails to establish the lack of a reasonable beneficial use or the lack of a reasonable return,

the Agency shall deny the demolition application.

The Agency may grant a Certificate of Appropriateness for demolition even though the designated landmark or landmark site has reasonable beneficial use if: (

1. The Agency determines that the property no longer contributes to a historic district or no longer has significance as a historic, architectural or archeological landmark; and
2. The Agency determines that the demolition of the designated property is required by a community redevelopment plan or the City's Comprehensive Plan.

CITY OF

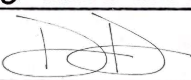
GROWTH MANAGEMENT DEPARTMENT
 205 North Marion Ave, Lake City, FL 32055
 Phone: 386-719-5750
 E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Brenda Johndrow (owner name), owner of property parcel

number 00-00-00-13304-000 (41817) (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Daniel Dufresne	1. 
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

x Brenda Johndrow 8/21/21
 Owner Signature (Notarized) Date

NOTARY INFORMATION:

STATE OF: _____ COUNTY OF: _____

The above person, whose name is Brenda Jane Johndrow, personally appeared before me and is known by me or has produced identification (type of I.D.) FDL-5536-0106-5270 on this 21 day of August, 2021.

NOTARY'S SIGNATURE

(Seal/Stamp)



HOME

SITE

SIGNAGE

BUILDING EXTERIOR

BUILDING INTERIOR

FINISH & FURNITURE SCHEDULES

MAINPATH DELCO MAJOR REMODEL FREE STANDING

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CITY OF LAKE CITY
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS

Item iv.

FOR OFFICIAL USE ONLY

Date Received: _____

Case #: _____

APPLICANT INFORMATION

Applicant is (check one and sign below): ☐ Owner ☐ Contractor ☒ Architect ☐ Other _____

Applicant: Lee B Manske

Contact: _____

Address: 2422 N. Rutgers Court
Wichita KS 67205

Phone: _____

Cell: 316-841-3174

Email: LBMANUSKE@LBMANUSKE.COM

Property Owner: Marleen Strickland
Linda Sue Strickland

Contact: Guy W. Norris, Attorney

Address: 186 Seven Farms Drive
Daniel Island SC 29492

Phone: 386-752-7240

Cell: _____

Email: gnorris@norrisattorneys.com

PROPERTY INFORMATION

Site Location/Address: 507 S. Marion Avenue

Current Use: Pizza Hut Restaurant

Year Built: _____

Proposed Use: Rest Mercantile - Carry Out/Delivery

Projected Cost of Work: \$ 250,000 (estimated)
(cost to bid)

NARRATIVE

Please provide a detailed summary of proposed work. Note affected features and changes in external structure design or materials. (Note: May be submitted as an attachment).

Remodel of an existing Pizza Hut restaurant into latest brand image

I certify that I have reviewed the Land Development Code (see below) and that my submission meets all requirements.

LB Manske
APPLICANT/AGENT SIGNATURE

Lee B. Manske Architect
APPLICANT/AGENT NAME and TITLE

04SEP21
DATE

FOR OFFICIAL USE ONLY

Parcel ID Number:			
Future Land Use:		Zoning District:	
Review (circle one):	Ordinary Maintenance	Minor Work	Major Work
National Register of Historic Places Designation?	Yes	No, but eligible	No, not eligible



GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, LINDA SUE STRICKLAND (owner name), owner of property parcel

number 04-00-00-13820-000 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. <u>Lee B. Manske</u>	1. <u>[Signature]</u>
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Owner Signature (Notarized) [Signature] Date 9/2/21

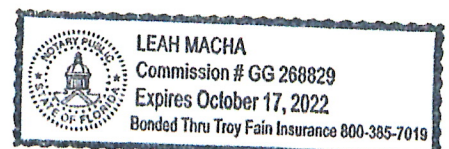
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Linda Sue Strickland, personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 2nd day of September, 20 21.

NOTARY'S SIGNATURE [Signature]

(Seal/Stamp)





GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, MARTEEN STRICKLAND CO. (owner name), owner of property parcel

number 00-00-00-13820-000 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. <u>Lee B. Manske</u>	1. <u>[Signature]</u>
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Marteen Strickland 9/2/21
Owner Signature (Notarized) Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Marteen Strickland, personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 2nd day of September, 2021.

Leah Macha
NOTARY'S SIGNATURE

(Seal/Stamp)

