

HISTORIC PRESERVATION AGENCY

CITY OF LAKE CITY

July 14, 2021 at 6:00 PM

Venue: City Hall

Due to the COVID-19 social distancing requirements, the City of Lake City will hold the July 14, 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.

AGENDA

ROLL CALL

MINUTES

- [i.](#) MINUTES 6/1/21

CONSENT AGENDA

- [i.](#) COA 21-18, submitted by Paul Spicer, contractor for Sophia Sterling, 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 11975-000 , as lying within the City of Lake City, Florida, City Limits.
- [ii.](#) COA 21-19, submitted by Dr. Debra Griffin, owner, requesting a Certificate of Appropriateness in a commerical district (cg) zoning district as established in section 4.12.1 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 12647-000, as lying within the City of Lake City, Florida, City Limits.
- [iii.](#) COA 21-20, submitted by Duane Thomas, owner, requesting a Certificate of Appropriateness in a residential single family district (RO) zoning district as established in section 4.12.1 of the Land Development Regulations and located within the View shed of the Lake Isabella Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as

Columbia County Parcel 12762-000 , as lying within the City of Lake City, Florida, City Limits.

OLD BUSINESS

NEW BUSINESS

WORKSHOP

ADJOURNMENT

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.

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.

Members of the public may **attend the meeting online** at:
<https://us02web.zoom.us/j/84067027714>

Telephonic by toll number (no cost to the city), audio only: at 1-346-248-7799

Webinar ID: 840 6702 7714#

Then it will ask for Participant id, just press #.

Telephonic by toll-free number (cost per minute, billed to the city, zero cost to the caller), audio only: 1-888-788-0099

Webinar ID: 840 6702 7714#

Then it will ask for Participant id, just press #.

The public may participate at the appropriate time via: (i) video conference by utilizing the software chat function or raise hand function to request to speak; or (2) telephonically by using dialing *9 to raise hand. The Chair will allow for sufficient time for all participants to be heard.

In the event of connection or web conferencing failure, please use this secondary conference call option for public hearings:

1-844-992-4726 (toll-free)

Enter access code 173 541 6832#

Then it will ask for attendee ID number, just press #

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.



DEPARTMENT OF GROWTH MANAGEMENT
 205 North Marion Avenue
 Lake City, Florida 32055
 Telephone: (386) 719-5750

growthmanagement@lcfla.com

MINUTES
 HISTORIC PRESERVATION AGENCY
 June 1, 2021 6:00 p.m.

1. **ROLL CALL**

Ms. Georgalis-Present

Mr. Adel- Present

Ms. Douberly-Present

Mr. Lydick-Present

Mr. Naylor-Absent

2. **MINUTES:** tabled

3. **Consent Agenda** presented by David Young, previously sworn in by Ms. Georgalis. COA 21-17, submitted by Paul McDaniel, contract for Jay Davis, 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 13779-001 , as lying within the City of Lake City, Florida, City Limits. Discussion occurred between board and presenter.

Motion to ratify consent agenda made by Mr. Adel, followed by a second by Mr. Lydick, passed unanimously.

4 NEW BUSINESS: NONE

5. OLD BUSINESS: NONE

6. WORKSHOP QUESTIONS

7 ADJOURNMENT: Motion made to adjourn meeting by Mr. Adel and seconded by Mr. Lydick

Adjournment Time: 5:54 pm

 Mavis Georgalis, Board Chairman

 Date Approved

 Beverly Jones
 Secretary

 Date Approved



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

FOR OFFICIAL USE ONLY

Pickens Review 6/22/21

Item i.

Date Received: 05/26/21

Case #: COA248

APPLICANT INFORMATION

Applicant is (check one and sign below): ☐ Owner

☒ Contractor ☐ Architect ☐ Other

Applicant: Paul Spicer

Contact: _____

Address: 1830 SW CR 778
Ft White FL 32038

Phone: 386 590 1040

Cell: _____

Email: cadd-man@live.com

Property Owner: Sophia L. Sterling

Contact: 352 246 4554

Address: 428 NW Columbia Ave
Lake City FL 32055

Phone: 352 246 4554

Cell: _____

Email: SLSterling2million@yahoo.com

PROPERTY INFORMATION

Site Location/Address: 428 N.W. Columbia Ave

Current Use: Res

Year Built: _____

Proposed Use: _____

Projected Cost of Work: \$ 6000

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).

New windows

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

[Signature]

Paul Spicer / contractor

5-25-21

APPLICANT/AGENT SIGNATURE

APPLICANT/AGENT NAME and TITLE

DATE

FOR OFFICIAL USE ONLY

Parcel ID Number:	11975-000		
Future Land Use:	Commercial	Zoning District:	C-CDD
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, Sophia L Sterling (owner name), owner of property parcel
number 00-00-00-11975-000 (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>Paul Spicer</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) Sophia L Sterling Date 5/25/2021

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Sophia Sterling / Parker, personally appeared before me and is known by me or has produced identification (type of I.D.) [Signature] on this 25 day of May, 20 21.

NOTARY'S SIGNATURE

(Seal/Stamp)



Paul Spicer
Notary Public
State of Florida
Commission #007079
Expires 2/24/2025

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 Regulator 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:

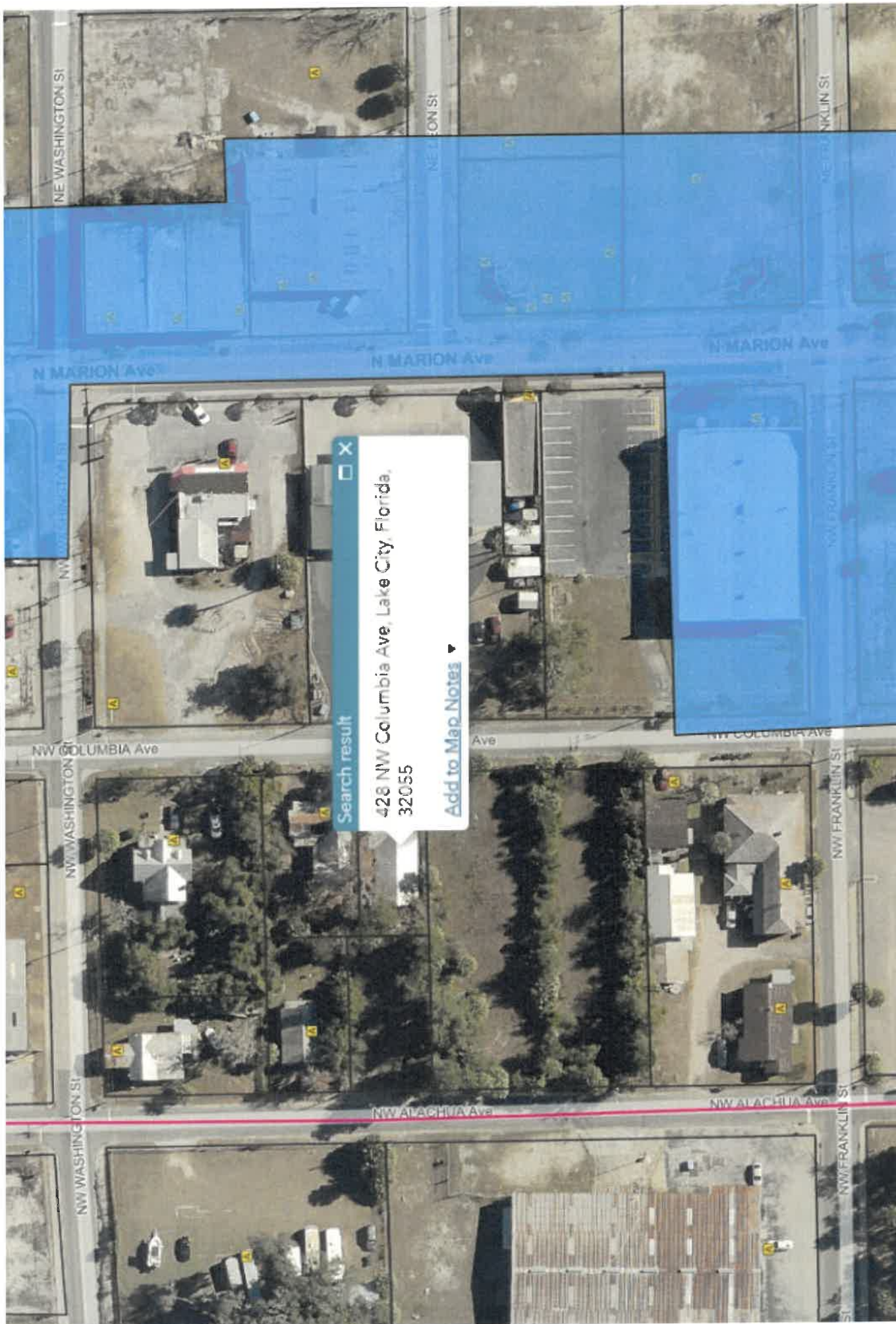
1. The effect of the proposed work on the landmark or property;
2. The relationship between such work and other structures on the site;
3. The extent to which the historic, architectural or archeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark 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.





Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 00-00-00-11975-000 (40559) | SINGLE FAMILY (0100) | 0.106 AC

N DIV:BEG SE COR, RUN N 44 FT, W 105 FT, S 44 FT, E 105 FT TO POB, BLOCK 69, ORB 791-796 THRU 809, 801-1582, 805-850, 826-2242, 830-353, 871-2205, 87

Owner: PARKER SOPHIA L

P O BOX 3031
LAKE CITY, FL 32056-3031

Site: 428 NW COLUMBIA AVE, LAKE CITY

Sales 2/17/1999 \$22,671 1 (U)
12/10/1998 \$100 1 (U)
Info 10/23/1996 \$100 1 (U)

2021 Working Values

Mkt Lnd	\$4,851	Appraised	\$47,406
Ag Lnd	\$0	Assessed	\$43,408
Bldg	\$41,355	Exempt	\$25,000
XFOB	\$1,200		
Just	\$47,406	Total	county:\$18,408
		Taxable	city:\$18,408
			other:\$0
			school:\$18,408

NOTES:

*1940's
construction
DATE*



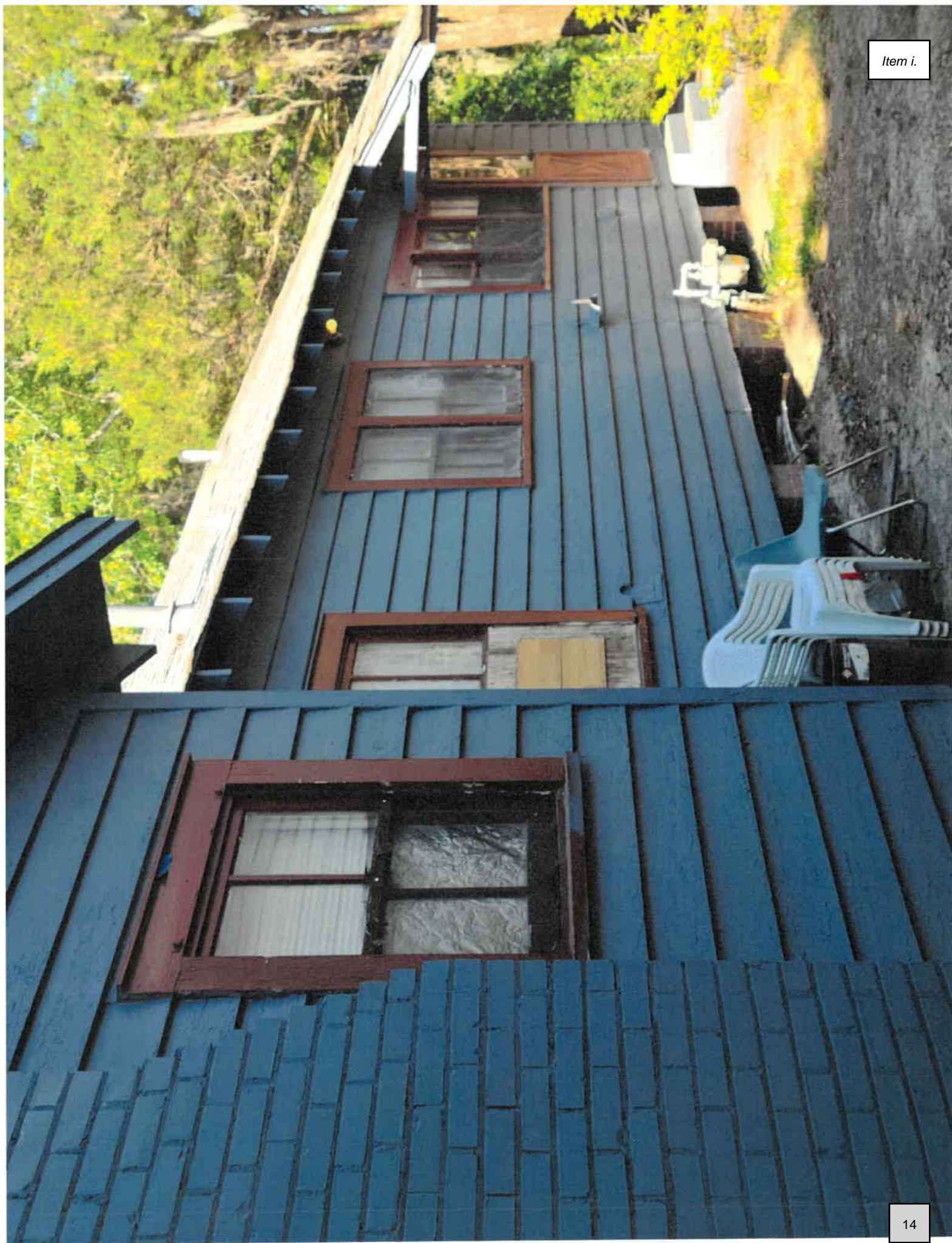
Columbia County, FL

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

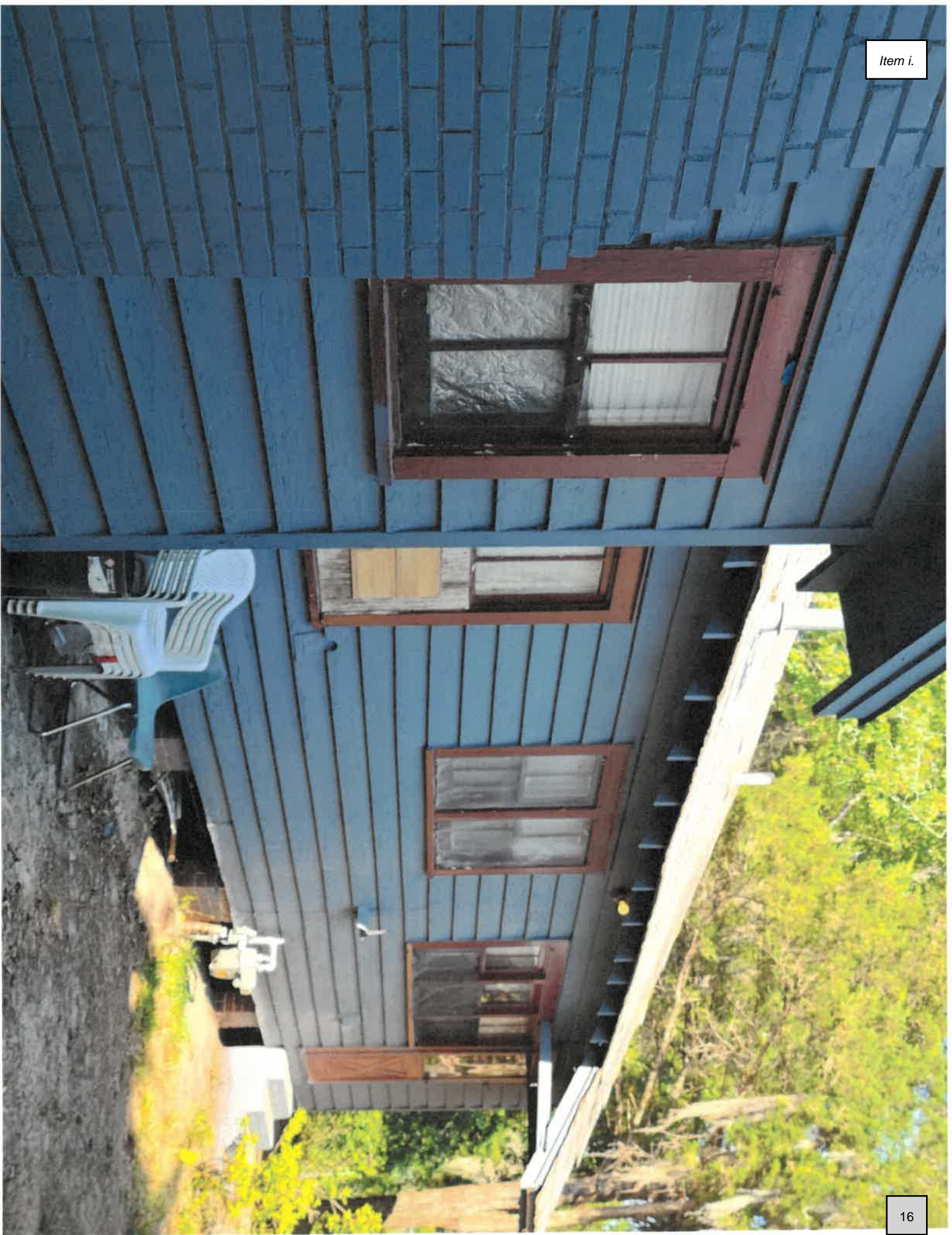
GrizzlyLogic.com

















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

FOR OFFICIAL USE ONLY

Item ii.

Date Received: 06/16/21 *alg*

Case #: COA21-19

APPLICANT INFORMATION

Applicant is (check one and sign below): ☒ Owner

☐ Contractor

☐ Architect

☐ Other

Applicant: CD Partners, LLC

Contact: Debbie Griffin

Address: 183 NW Veterans St.
Lake City, FL 32055

Phone: 386-958-3222

Cell: 386-627-2844, 2851

Email: Drdebra.griffine@gmail.com

Property

Owner: Debbie Griffin

Contact: Same

Address: 183 NW Veterans St.
Lake City, FL 32055

Phone: 386-958-3222

Cell: 386-627-2851

Email: Drdebra.griffine@gmail.com

PROPERTY INFORMATION

Site Location/Address: 183 NW Veterans St.

Current Use: Residential office

Year Built: 1920

Proposed Use: _____

Projected Cost of Work: \$ 8,473.00

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).

Re-paint entire building - Same color

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

APPLICANT/AGENT SIGNATURE

APPLICANT/AGENT NAME and TITLE

DATE

FOR OFFICIAL USE ONLY

Parcel ID Number:	<u>12647-000</u>		
Future Land Use:	<u>Commercial</u>	Zoning District:	<u>C-CDD</u>
Review (circle one):	<u>Ordinary Maintenance</u>	Minor Work	Major Work
National Register of Historic Places Designation?	<u>Yes</u>	No, but eligible	<u>No, not eligible</u>



Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

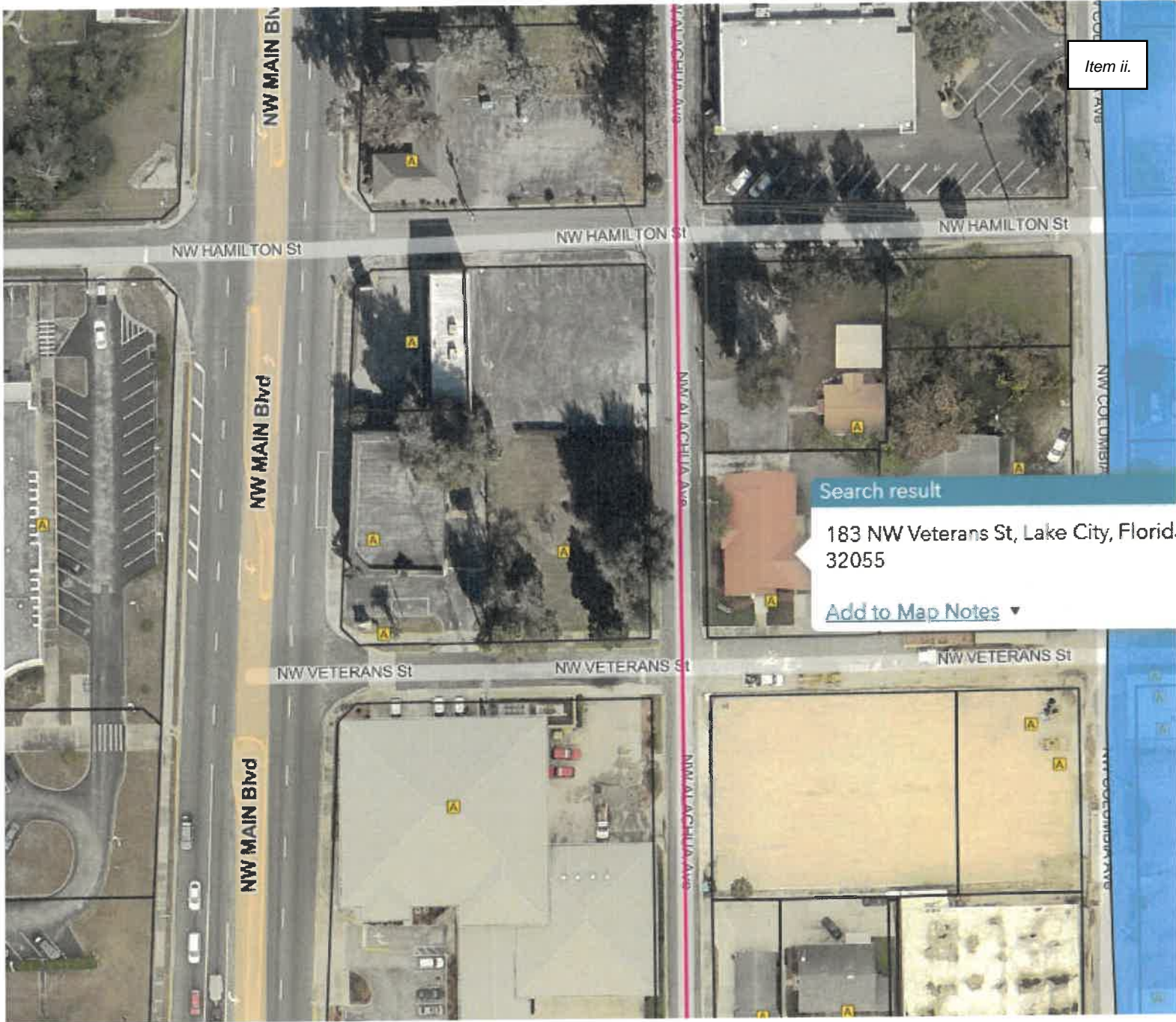
PARCEL: 00-00-00-12647-000 (41190) | OFFICE BLD 1STY (1700) | 0.253 AC
C DIV: BEG SW COR BLK 8, RUN N 105 FT, E 100 FT, S 105 FT, W 100 FT TO POB. (PART BLOCK 8), ORB 648-276, 674-480, 675-826, 788-901, 832-524, 926-1079

Owner:	CD PARTNERS LLC	Mkt Lnd	\$27,562	Appraised	\$89,843
	183 NW VETERANS STREET	Ag Lnd	\$0	Assessed	\$89,843
	LAKE CITY, FL 32055	Bldg	\$60,541	Exempt	\$0
Site:	183 NW VETERANS ST, LAKE CITY	XFOB	\$1,740	county:	\$89,843
Sales	6/28/2012 \$41,300 I(U)	Just	\$89,843	city:	\$89,843
Info	5/7/2001 \$80,000 I(Q)			other:	\$0
	9/6/1996 \$55,000 I(Q)			school:	\$89,843

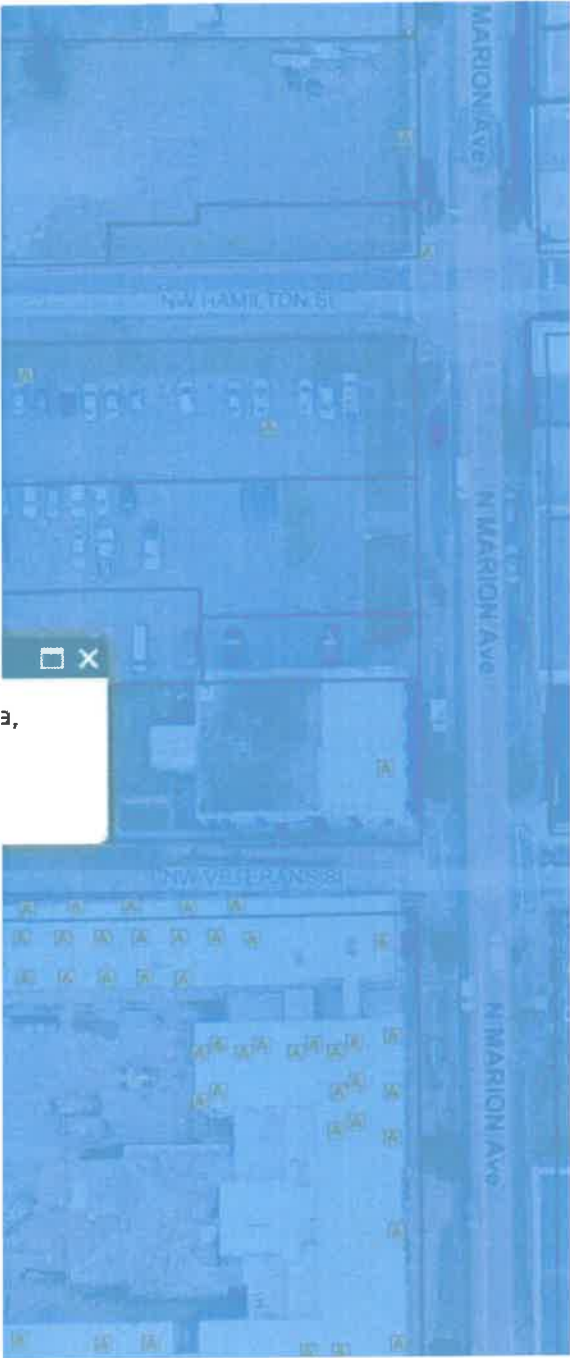
NOTES:
1920's Construction DATE



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Item ii.



**American
Diversified
Industries
Of North Central FL**



**ADI
(386) 623-7757
627 NW Union Park Rd.
Wellborn, FL 32094**

PROPOSAL

TO: Mrs. Cindy Thomas *CD Partners, LLC*
Hearing Life 183 NW Veterans St.
Lake City, FL
386) 623-2849

DATE: June 8, 2021

SCOPE OF WORK

Pressure clean and prep building for painting; scraping, sanding, removing loose peeling paint. Apply Powerhouse 60 yr. caulking in all areas as needed, cover windows and all other areas to protect from paint splatter. Apply primer and paint which will be supplied by others.

All equipment, labor, and supplies other than primer and paint will be supplied by us.

All materials are guaranteed to be as specified, and the above work to be performed and completed in a substantial workmanlike manner for the sum of **\$8,472.00**

With payments to be made as follows: **\$2,824.00 to schedule work. \$5,648.00 due upon completion**

Note-This proposal may be withdrawn by ADI if not accepted within 30 days. Respectively submitted by Mark Panozzo

ACCEPTANCE OF PROPOSAL

The above prices, terms and specifications are satisfactory and are hereby accepted. You are authorized to do the work described herein above.

PLEASE MAKE CHECKS PAYABLE TO "ADI OF NCF"

Signed: _____

Date: _____

Young, David

From: Young, David
Sent: Wednesday, June 16, 2021 12:58 PM
To: Debra Griffin
Cc: Growth Management
Subject: Application for Certificate of Appropriateness

DR. Griffin,

In order for me to process this application for the COA to paint the building at 183 NW Veterans Street I will need the following:

1. A color sample of the paint to be used along with a paint sample of any trim paint that may be used.
2. Color photographs of the buildings located around this property
3. The Certificate of Appropriateness Application does have to be signed by the applicant or the agent of the applicant.

Once these items are submitted for review, we can make a determination as to the issuance of the Certificate of Appropriateness.

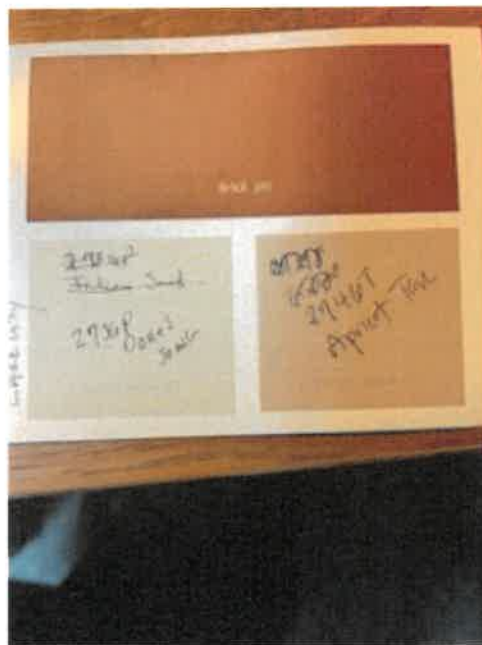
Dave

David C, Young, CBO
 Director Growth Management Department
 City of Lake City
 205 North Marion Ave.
 Lake City, FL 32055
 Phone: (386) 719-5750
growthmanagement@lcfla.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

This is the link to the 2020 Florida Building Codes analysis of changes from 2017 edition. These codes became effective 01/01/2021. [http://www.floridabuilding.org/fbc/Links to Code Resources.html](http://www.floridabuilding.org/fbc/Links%20to%20Code%20Resources.html). You can also review the code books on-line at: [https://codes.iccsafe.org/category/Florida?year\[\]=2020&page=1](https://codes.iccsafe.org/category/Florida?year[]=2020&page=1)

City Hall and Growth Management are now open to the public. We do enforce the six (6) foot distancing rules. Please contact Growth Management by telephone or e-mail for assistance. Virtual Inspections are still required.











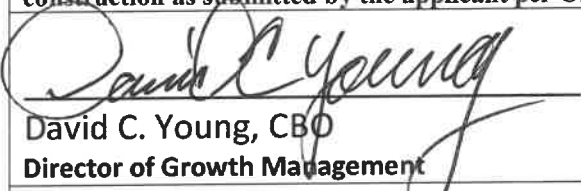






CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date: June 22, 2021	COA 21-019
Address: 183 NW Veterans Street, Lake City, FL 32055	
Parcel Number: 12647-000	
Owner: CD Partners, LLC	
Address of Owner: 183 NW Veterans Street, Lake City, FL 32055	
Description of Structure: One story wood structure constructed in the 1920's	
<p>The described structure or portion of the structure has been reviewed for compliance with the requirements of the City Historic Preservation Land Development Regulations for the exterior construction as submitted by the applicant per Ordinance Number 2020-2176</p>	
 David C. Young, CBO Director of Growth Management	
Code Edition: 2020 (7th) Edition of the Florida Building Codes, 2020 (7th) Edition of the Florida Fire Prevention Code and the 2017 U.S. Secretary of the Interior's Standards for Rehabilitation	
Description of Approved Construction: Re-paint structure with same colors including trim colors	
Special Conditions:	

The City of Lake City's Growth Management Department and the City Historic Preservation Committee

205 N Marion Avenue

Lake City, Florida 32055

(386) 719-5750



CITY OF LAKE CITY
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS

FOR OFFICIAL USE ONLY

Item iii.

6/22/21

Date Received: _____

Case #: 21-20

APPLICANT INFORMATION

Applicant is (check one and sign below): ☒ Owner

☐ Contractor

☐ Architect

☐ Other

Applicant: Duane Thomas

Property Owner:

Duane Thomas

Contact: Same

Contact:

Same

Address: 206 S. Marion Ave.

Address:

same

Phone: 386-623-2642

Phone:

386-623-2642

Cell: Same

Cell:

same

Email: duane@duanethomas.org

Email:

duane@duanethomas.org

755-5014

PROPERTY INFORMATION

Site Location/Address: 206 S. Marion Ave.

Current Use: office

Proposed Use:

office (no change)

Year Built: ? 1900

Projected Cost of Work: \$ 35,000

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).

I need to replace the damaged vinyl siding with hardy board siding. Same colors.

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

Duane Thomas

APPLICANT/AGENT SIGNATURE

owner

APPLICANT/AGENT NAME and TITLE

6/22/2021

DATE

FOR OFFICIAL USE ONLY

Parcel ID Number:	<u>12762-000</u>	Zoning District:	<u>C-200</u>
Future Land Use:	<u>Commercial</u>	Minor Work	Major Work
Review (circle one):	Ordinary Maintenance	<input checked="" type="radio"/> Minor Work	<input type="radio"/> Major Work
National Register of Historic Places Designation?	Yes	No, but eligible	<input checked="" type="radio"/> 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

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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.





HARDIEPLANK SELECT CEDARMILL HZ10 7.25

252 EA/PAL
0.31"x7.25"x14

PRIMED

A 1 5



21557

11/10/15 10



ORLANDO

Item iii.

SW 7006
Extra White

CR 11

SW 2863
Powder Blue
Suburban Modern





Emerald®

EXCEPTIONAL DURABILITY, BEAUTY
AND APPLICATION



EXTERIOR ACRYLIC LATEX
LIFETIME LIMITED WARRANTY

Young, David

From: Young, David
Sent: Wednesday, June 23, 2021 8:34 AM
To: duane@duanethomas.org
Cc: Growth Management
Subject: 206 S Marion Ave COA

Mr. Thomas,

Please submit the manufacturer's information on the material to be installed and also a color sample of the paint to be used. I will need these to complete the COA process as described in the requirements supplied with the COA application.

Dave

David C, Young, CBO
Director Growth Management Department
City of Lake City
205 North Marion Ave.
Lake City, FL 32055
Phone: (386) 719-5750
growthmanagement@lcfla.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

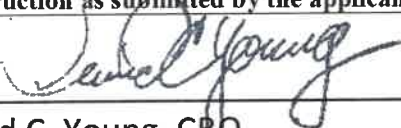
This is the link to the 2020 Florida Building Codes analysis of changes from 2017 edition. These codes became effective 01/01/2021. [http://www.floridabuilding.org/fbc/Links to Code Resources.html](http://www.floridabuilding.org/fbc/Links%20to%20Code%20Resources.html). You can also review the code books on-line at: [https://codes.iccsafe.org/category/Florida?year\[\]=2020&page=1](https://codes.iccsafe.org/category/Florida?year[]=2020&page=1)

City Hall and Growth Management are now open to the public. We do enforce the six (6) foot distancing rules. Please contact Growth Management by telephone or e-mail for assistance. Virtual Inspections are still required.



CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date:	6/24/21	COA 21-20
Address:	206 s Marion Ave	
Parcel Number:	12762-000	
Owner:	Duane Thomas	
Address of Owner:	667 SE BUCK GLN	
Description of Structure:	structure constructed around 1900-State of Florida Historic structure	
The described structure or portion of the structure has been reviewed for compliance with the requirements of the City Historic Preservation Land Development Regulations for the exterior construction as submitted by the applicant per Ordinance Number 2020-2176		
 <hr style="width: 30%; margin: 0 auto;"/>		
David C. Young, CBO Director of Growth Management		
Code Edition: 2020 (7 th) Edition of the Florida Building Codes, 2020 (7 th) Edition of the Florida Fire Prevention Code and the 2017 U.S. Secretary of the Interior's Standards for Rehabilitation		
Description of Approved Construction:		
Remove vinyl, replace with hardy board siding, consistent with era		
Special Conditions:		

The City of Lake City's Growth Management Department and the City Historic Preservation Committee

205 N Marion Avenue

Lake City, Florida 32055

(386) 719-5750