

HISTORIC PRESERVATION AGENCY

CITY OF LAKE CITY

August 01, 2023 at 6:00 PM

Venue: City Hall

AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

INVOCATION

ROLL CALL

MINUTES

- [i.](#) Meeting Minutes: 07-11-2023

OLD BUSINESS- None

NEW BUSINESS

- [ii.](#) **COA 23-25**, submitted by Lewis Walker Roofing as agent, requesting a Certificate of Appropriateness in a Commercial General (CG) zoning district as established in section 4.12 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 City of Lake City Parcel 13226-000.

CONSENT AGENDA

- [iii.](#) **COA 23-26**, submitted by O'Neal Roofing as agent, requesting a Certificate of Appropriateness in a Commercial General (CG) zoning district as established in section 4.12 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 City of Lake City Parcel 12736-000.

WORKSHOP- None

ADJOURNMENT

YouTube Channel Information

Members of the public may also view the meeting on our YouTube channel at:
<https://www.youtube.com/c/CityofLakeCity>

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.

File Attachments for Item:

i. Meeting Minutes: 07-11-2023

HISTORIC PRESERVATION AGENCY

MEETING MINUTES

Date: 07/11/2023

Roll Call:

Mrs. McKellum- Present
Mr. Nelson- Present
Mr. Cooper- Not Present
Mr. McMahan- Present

Mr. Carter- Present
Mr. Lydick- Present

Approval of Past Minutes-Approve the minutes of the 06/06/2023 Meeting.

Motion By: Mr. Carter **Seconded By:** Mr. Nelson

Comments or Revisions: None

Old Business:

Petition # COA23-16 Presented By: Robert Angelo (Consent Agenda)

As owner or agent and gives address of:

Petitioner is Sworn in by:

Consent agenda petition COA23-16 was continued from the 05/02/2023 meeting due to lack of a quorum. Mr. McMahan recused from voting due to working for the Museum. Robert introduced COA23-16 stating that they were replacing a sign with a sign the same size and only changing the trim color to match the building.

Motion to Approve/Deny By: Mr. Carter **Motion Seconded By:** Mrs. McKellum

Mrs. McKellum: Aye	Mr. Cooper: Absent	Mr. McMahan: Aye
Mr. Carter: Aye	Mr. Lydick: Aye	Mr. Nelson: Aye

New Business: None

Consent Agenda Items:

Discussion to approve consent agenda items COA23-21, COA23-22, COA23-23, and COA23-24. Mr. Angelo presented the consent agenda.

Motion to Approve/Deny By: Mr. Carter **Motion Seconded By:** Mr. McMahan

Mrs. McKellum: Aye	Mr. Cooper: Absent	Mr. McMahan: Aye
Mr. Carter: Aye	Mr. Lydick: Aye	Mr. Nelson: Aye

Workshop: Discuss the validity of the Historic Districts and the Board

Robert stated that as of now there is nothing to show that the districts are not valid. Robert stated that legal council is reviewing. Robert stated there are two ways to adopt a historic district. Me Lydick

HISTORIC PRESERVATION AGENCY

MEETING MINUTES

corrected him and said that there is three ways. Robert stated that one way is the adopting of a local recognized district which is the process in our Land Development Regulations. Robert stated that one of the other ways is a State Recognition. Robert stated that he received an email from the State of Florida with documents showing the adoption of the district. Mr. Lydick stated that the Land Development Regulations section 10 states that the City Planning and Zoning Board shall serve as the Historic Preservation Agency. Mr. McMahon asked if the North Central Florida regional Planning Council is part of the process. Mr. Lydick stated that they are not mentioned in the Land Development Regulations. Mr. Carter asked how the districts were formed. Mr. Lydick explained the process and reason why the districts were developed.

Motion to Adjourn by: Mr. Carter **Motion Seconded By:** Mrs. McKellum
Time: 5:58pm
Mr. Lydick closed the meeting.

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved

File Attachments for Item:

ii. **COA 23-25**, submitted by Lewis Walker Roofing as agent, requesting a Certificate of Appropriateness in a Commercial General (CG) zoning district as established in section 4.12 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 City of Lake City Parcel 13226-000.



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

FOR OFFICIAL USE ONLY

Date Received: 7/20/23

Case #: COA23-25

APPLICANT INFORMATION

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

Applicant: Lewis Walker

Contact: Julie Lam

Address: PO BOX 2147
Lake City, FL 32056

Phone: 866-959-7663

Cell: 386-324-2495

Email: permitting@LewisWalkerroofing.com

Property Owner: Richard Tressler

Contact: Rick Tressler

Address: 334 E Duval St
Lake City, FL 32055

Phone: _____

Cell: 407-421-3002

Email: _____

PROPERTY INFORMATION

Site Location/Address: 334 E Duval St, Lake City

Current Use: Office/Commercial

Year Built: 1945

Proposed Use: Office

Projected Cost of Work: \$ 25,650.00

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).

Tear metal off & install new metal on existing purlins
Replace bad purlins as needed

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

APPLICANT/AGENT SIGNATURE

Lewis Walker
APPLICANT/AGENT NAME and TITLE

7-18-23
DATE

FOR OFFICIAL USE ONLY

Parcel ID Number:	<u>13226-000</u>		
Future Land Use:	<u>Commercial</u>	Zoning District:	<u>CG</u>
Review (circle one):	Ordinary Maintenance	<u>Minor Work</u>	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@lcfra.com

AGENT AUTHORIZATION FORM

I, Katie Rutland (owner name), owner of property parcel

number 00-00-0013226-000 (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.	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.

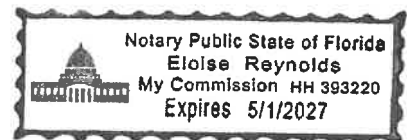
Owner Signature (Notarized) Katie Rutland Date Katie Rutland

NOTARY INFORMATION:
 STATE OF Florida COUNTY OF Columbia

The above person, whose name is Katie Rutland, personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 18th day of July, 2023

NOTARY'S SIGNATURE Eloise Reynolds

(Seal/Stamp)



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.

Google Maps 334 State Rte 100



Lake City, Florida
 Google Street View,
 May 2023 See more dates

Image capture: May 2023 © 2023 Google

SE St. Johns St
 Church
 Epic A


File Attachments for Item:

iii. COA 23-26, submitted by O'Neal Roofing as agent, requesting a Certificate of Appropriateness in a Commercial General (CG) zoning district as established in section 4.12 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 City of Lake City Parcel 12736-000.



CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date 7/21/23	COA 23-26
Address: 180 SE Duval St, Lake City, FL	
Parcel Number: 12736-000	
Owner: Columbia County	
Address of Owner:	
Description of Structure: Office Building	
<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>	
 Steve Brown Interim 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:	
Replace existing metal roof with new metal roof, similar color.	
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

Date Received: 7/20/23
Case #: COA 23-26

APPLICANT INFORMATION

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

Applicant: O'NEAL ROOFING
Contact: - JOHN G. O'NEAL
Address: PO BOX 2166, LAKE CITY FL 32056

Phone: 386-752-7578
Cell: 386-288-8404
Email: KAREN@ONEALCOMPANIES.COM

Property Owner: COLUMBIA COUNTY, FL
Contact: ERICA JONES
Address: 180 E DUVAL ST, LAKE CITY FL 32025

Phone: 386- 719-2028
Cell: _____
Email: ejones@columbiacountyfla.com

PROPERTY INFORMATION

Site Location/Address: 180 E DUVAL ST, LAKE CITY FL 32025
Current Use: VACANT- OLD LC REPORTER
Year Built: 1978

Proposed Use: COLUMBIA COUNTY OFFICES
Projected Cost of Work: \$ 196760.00

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-ROOF- NO CHANGE TO EXTERNAL STRUCTURE DESIGN. EXTERNAL FINISHES ON FASCIA SYSTEM WILL BE CHANGED.
POSSIBLE COLOR CHANGE ON METAL, BUT WILL BE SIMILIAR

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

[Signature]
APPLICANT/AGENT SIGNATURE

John G. O'Neal / contractor 7/19/23
APPLICANT/AGENT NAME and TITLE DATE

FOR OFFICIAL USE ONLY			
Parcel ID Number:	<u>12736-000</u>		
Future Land Use:	<u>Commercial</u>	Zoning District:	<u>C6</u>
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, Columbia County, FL (owner name), owner of property parcel

number 00-00-00-12736-000 (41272) (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 W. O'NEAL	1.
2. JOHN G. O'NEAL	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.

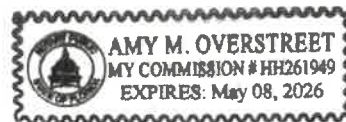
[Signature] Owner Signature (Notarized) 7/10/23 Date

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is David Kraus, personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 19th day of July, 2023.

[Signature]
 NOTARY'S SIGNATURE

(Seal/Stamp)



Google Maps 172 State Rte 100

Lake City, Florida

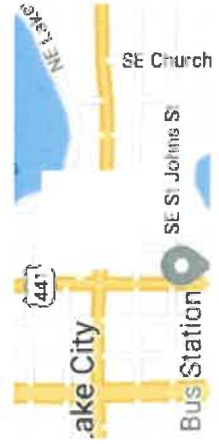
Google Street View

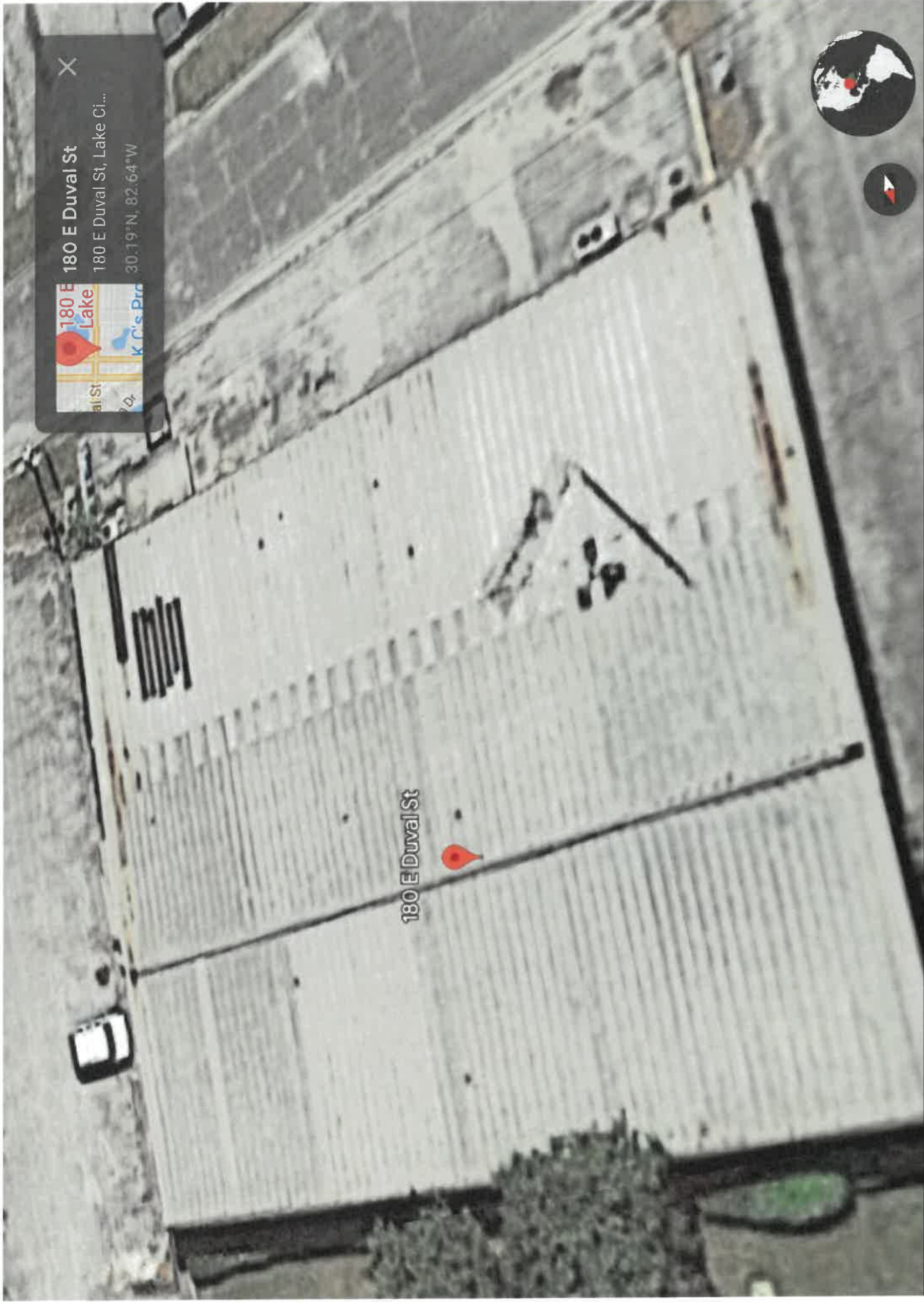
May 2023 See more dates



Google

Image capture: May 2023 © 2023 Google





180 E Duval St

180 E Duval St, Lake Ci...

30.19°N, 82.64°W

7 m | Camera: 106 m 30°11'20"N 82°38'08"W 59 m



Google Earth Imagery date: 4/13/21 - newer

Google Maps 161 State Rte 100



Lake City, Florida

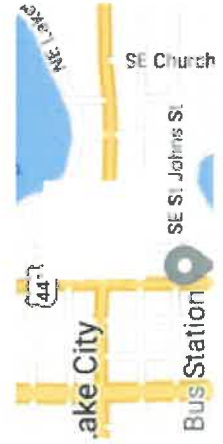
Google Street View

May 2023

See more dates

Google

Image capture: May 2023 © 2023 Google

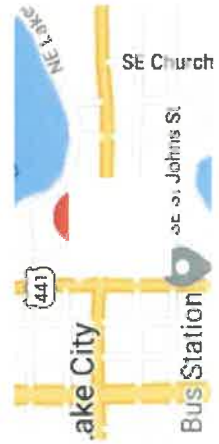


Google Maps 146 SE Nassau St



Lake City, Florida
 Google Street View
 May 2023 See more dates

Image capture: May 2023 © 2023 Google



Google Maps 146 SE Nassau St

Lake City, Florida

Google Street View

May 2023 See more dates



Image capture: May 2023 © 2023 Google

