



CITY OF LAKE CITY  
HISTORIC PRESERVATION  
CERTIFICATE OF APPROPRIATENESS

Page 1 of 5

FOR OFFICIAL USE ONLY

Date Received: 8/24/23

Case #: COA 23-30

**APPLICANT INFORMATION**

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

Applicant: Wayne & Brenda Johndrow

Contact: (Same)

Address: 240 SE Vickers Terrace  
"Old Wilson House"  
Lake City, FL 32025

Phone: 352-231-2974

Cell: 352-231-2974

Email: brenda.johndrow@gmail.com

Property

Owner: Wayne & Brenda Johndrow

Contact: Same

Address: 240 SE Vickers Terrace  
Lake City, FL 32025

Phone: \_\_\_\_\_

Cell: 352-231-2974

Email: brenda.johndrow@gmail.com

**PROPERTY INFORMATION**

Site Location/Address: 240 SE Vickers Terrace

Current Use: Residential

Year Built: unknown? deed 1936 is not original due to Courthouse burned down with true Built date

Proposed Use: Preserve use Garage (demolish) Restone Reconstruct vehicle (2014) Reproduce Garage 1 car or van

Projected Cost of Work: \$50,000.00 estimate

**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).

Driveway installed to a new construction garage (See drawing) Please  
Residence had garage (See photograph copy please) and Plan  
would like to reproduce onto spot nearby (See survey please).

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

Brenda Johndrow  
APPLICANT/AGENT SIGNATURE  
FOR Wayne F. Johndrow

Brenda Johndrow  
APPLICANT/AGENT NAME and TITLE  
Self Contractor Project

FOR Wayne F. Johndrow  
DATE  
8-18-2023

FOR OFFICIAL USE ONLY

Parcel ID Number:	<u>13904-000</u>		
Future Land Use:	<u>Residential Medium</u>	Zoning District:	<u>RSF-3</u>
Review (circle one):	Ordinary Maintenance	Minor Work	<u>Major Work</u>
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, Wayne & Brenda Johndrow (owner name), owner of property parcel

number 00-00-00 13304-000 (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>None</u>	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) Brenda Johndrow 8-18-2023 POA Date Wayne F. Johndrow 8-18-2023 For Brenda Johndrow POA

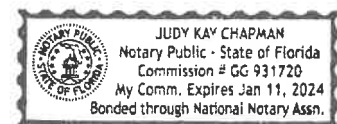
#### NOTARY INFORMATION:

STATE OF: FL COUNTY OF: COLUMBIA

The above person, whose name is Brenda Johndrow POA for Wayne F. Johndrow, personally appeared before me and is known by me or has produced identification (type of I.D.) FL DL on this 18<sup>th</sup> day of August, 2023.

NOTARY'S SIGNATURE Judy Kay Chapman

(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.

Old garage did not exist by the time (Jan 2021) of new ownership, would rebuild a historical style new garage onto a close nearby spot.

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: (

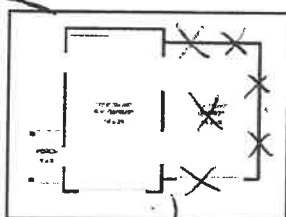
1. The Agency determines that the property no longer contributes to a historic district or no longer has significance as a historic, architectural or archeological landmark; and
2. The Agency determines that the demolition of the designated property is required by a community redevelopment plan or the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



thegarageplanshop.com

**SUMMER SALE!** See homepage.**RV Garage Plan, 006G-0159****Plan 006G-0159**

Click to enlarge. Views may vary slightly from working drawings. Refer to floor plan for actual layout.

Just  
thisJust  
This

Save

view  
Seen

New Curb break  
(Proposed) Driveway  
Enter from  
back yard where  
Monroe Street  
Right of Way is;  
25 feet from  
Intersection of  
Vickers<sup>Terr.</sup> Street &  
Monroe Street.

View Shed would  
have this Garage  
viewed from Marion  
Street, probably 1/4 mile  
away (across Lake Isab  
with Old Wilson House  
adjacent to garage, on  
the North side of Hou



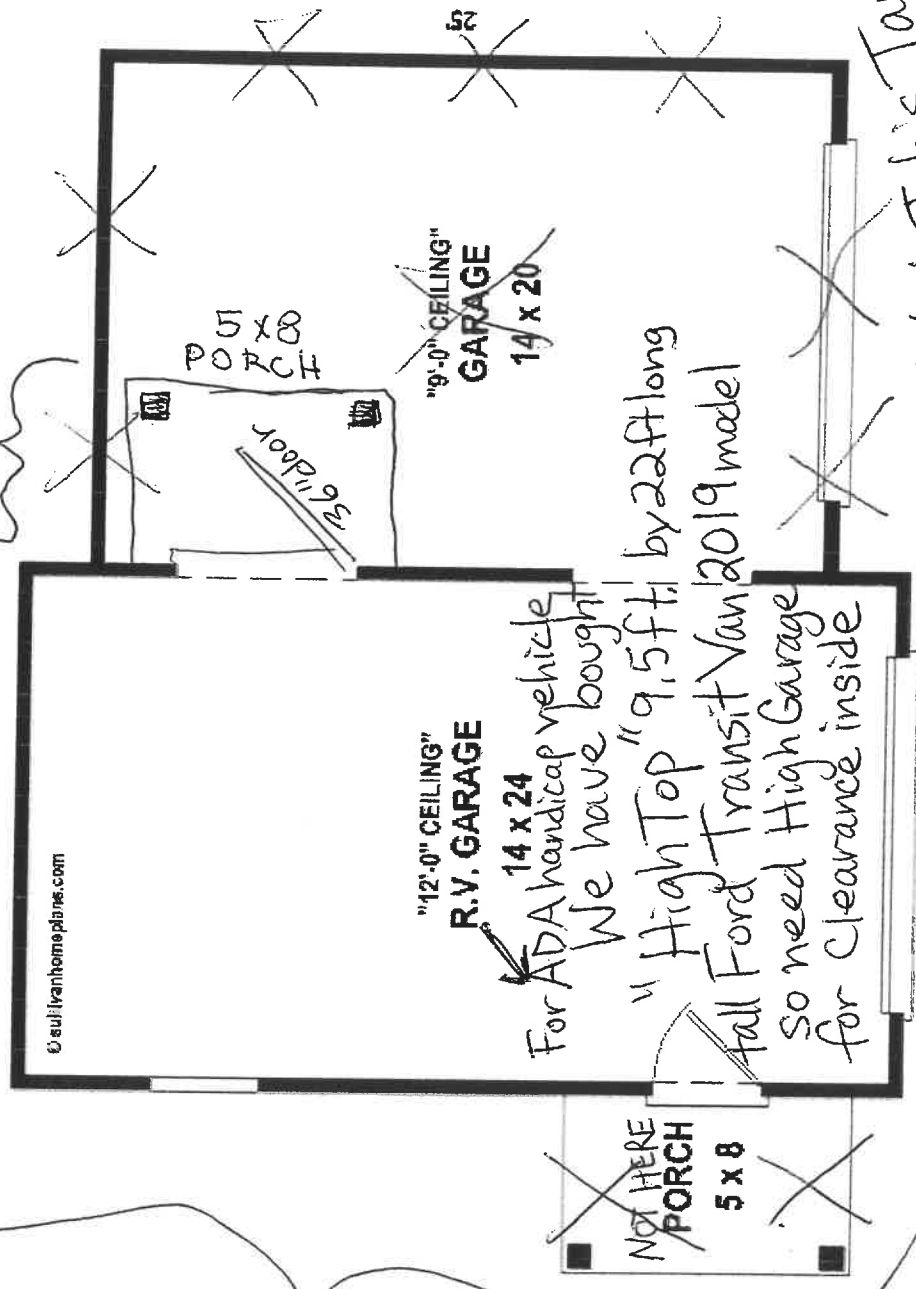
INTERSECT  
8/7/13, 2:47 PM  
↑

Vickers Terrace Right of Way  
CORNER LOT

Just CORNER LOT

This

Street  
Right of Way



Not This Tandem Garage Par

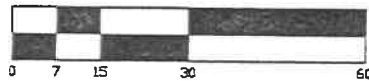
Proposed Driveway  
12 ft to 15 ft  
11 ft

urbBreak

BOUNDARY SURVEY IN SECTION 32, TOWNSHIP 3 SOUTH,  
RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.



SCALE: 1" = 30'



GRAPHIC SCALE

SYMBOL LEGEND:

■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
●	IRON PIPE FOUND
○	IRON PIN AND CAP SET
×	7" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊙	NAIL & DISK
⊕	POWER POLE
+	SIGN POST
▲	WATER METER
⊙	UTILITY BOX
*	WELL
⊙	SANITARY MANHOLE
⊙	CENTERLINE
---	SECTION LINE
-E-	ELECTRIC LINES
-X-	WIRE FENCE
-O-	CHAIN LINK FENCE
-□-	WOODEN FENCE
(PLAT)	AS PER A PLAT OF RECORD
(DEED)	AS PER A DEED OF RECORD
(CALC.)	AS PER CALCULATIONS
(FIELD)	AS PER FIELD MEASUREMENTS
P.R.M.	PERMANENT REFERENCE MARKER
P.C.P.	PERMANENT CONTROL POINT

IONROE STREET  
AVENUE/PUBLIC)

DESCRIPTION:

BEGIN AT A CONCRETE MONUMENT (NOT LABELED) SOUTHEAST CORNER OF BLOCK 269, EASTERN DIVISION CITY OF LAKE CITY, AND RUN THENCE S.89°12'00"W., 119.70 FEET; THENCE S.00°21'11"E., 33.00 FEET; THENCE N.89°18'01"E., 119.37 FEET; THENCE N.00°12'00"E., 33.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.00°12'00"E., FOR THE EAST LINE OF BLOCK 277.
3. IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A" AS PER FLOOD INSURANCE RATE MAP, DATED 2 NOVEMBER, 2018 FIRM PANEL NO. 12023C0292D HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
9. THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.

DEED'S CERTIFICATION:

AGE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*[Signature]*  
L. SCOTT BRITT, P.S.M.  
CERTIFICATION # 5757

ND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR  
MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



BRITT SURVEYING  
& MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016

1438 SW MAIN BLVD, LAKE CITY, FLORIDA 32025

(386)752-7163 FAX (386)752-5573

www.brittsurvey.com

WORK ORDER # L- 27266



WAYNE & BRENDA JOHNDROW

FIELD BOOK: 371

PAGE(S): 54

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER THE  
TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOA  
IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT

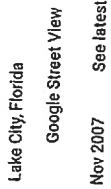
02/01/2021

02/08/2021

FIELD SURVEY DATE

DRAWING DATE

NOTE: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIG.  
AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR



Right of Way  
MONROE STREET

$$\frac{5x+5}{x+2}$$

SE Church Ave

Location at 240 SE Vickers of Old Garage  
(demolished by previous owners possibly in 2014)

Proposed New Garage  
for Car/van  
Relocated  
Spot

Photograph Page



Lake City, Florida  
Google Street View  
Nov 2007 See latest date

Google

Image capture: Nov 2007 © 2023 G

240 SE Vickers  
Old Garage  
pictured in 2014

Move from, to Here  
(is not there but was in that location; previous owner demolished it)  
Possibly - do not know for sure when (2015?)  
(proposed) Garage completed 2024



Photograph 1.2



Lake City, Florida  
Google Street View  
Nov 2007 See latest date

Google

Old Garage  
240 SE Vickers



Image capture: Nov 2007 © 2023 G

Photograph 1.3