



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 752-2031  
[growthmanagement@lcfcla.com](mailto:growthmanagement@lcfcla.com)

COA 15-09

## HISTORIC PRESERVATION AGENCY (HPA)

### Certificate of Appropriateness (COA) Application

#### USE THIS FORM TO

Apply for approval for projects located within historic districts. Projects may require either a Agency- level review or a Staff-level review.

Once application is submitted it will be reviewed for completeness. Once verified complete the applicant will be notified.

Type of Review	Reviewed By	Date
Certificate of Appropriateness (COA): Staff Review		
Certificate of Appropriateness (COA): HPA Review – Single Family Structures or Accessory Structure		
Certificate of Appropriateness (COA): HPA Review – All Other Structures		
After-the-Fact Certificate of Appropriateness (COA): if work begun prior to issuance of a COA		

#### BASIS FOR REVIEW

All applications, whether Staff or HPA review, are reviewed for consistency with the City of Lake City Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

#### PROJECT TYPE

- ☐ New Construction   ☐ Addition   ☐ Demolition   ☐ Fence   ☐ Paint  
☐ Repair   ☐ Relocation   ☐ Re-Roof/Roof-Over   ☐ SignShed   ☐ Garage  
 Classification of Work (see LDR 10.11.3)  
☐ Routine Maintenance   ☒ Minor Work   ☒ Major Work

#### APPROVAL TYPE:

See [Certificate of Appropriateness Matrix](#)

- ☐ Staff Approval  
☐ Board Approval: ☐ Conceptual or ☐ Final

#### PROPERTY INFORMATION: Property information can be found at the Columbia County Property Appraiser's Website

Historic District: ☐ Lake Isabella Historical Residential District  
☐ Downtown Historical District

Site Address: 412 S. Marion Ave

Parcel ID #(s) 00-00-00-13828-000

#### OWNER OF RECORD

As recorded with the Columbia County Property Appraiser

#### APPLICANT OR AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization for Agent Representation form must be included

Owner(s) Name <u>Rodney Brown</u>	Applicant Name
Company (if applicable) <u>Rusty Brown</u>	Company (if applicable)
Street Address <u>181 SE Pine Dr</u>	Street Address
City State Zip <u>Lake City, FL 32025</u>	City State Zip
Telephone Number <u>406-360-1718</u>	Telephone Number
E-Mail Address <u>Rustyannb@yahoo.com</u>	E-Mail Address

Historic Preservation Agency Meetings are held the 1<sup>st</sup> Tuesday of the month at 5:30PM in the City Council Chambers (205 N Marion Ave.)

Application Deadline (12:30PM)	Dec 01 2022	Jan 03 2023	Feb 01 2023	Mar 01 2023	Apr 01 2023	May 01 2023	Jun 01 2023	Jul 01 2023	Aug 01 2023	Sep 01 2023	Oct 01 2023	Nov 01 2023
Meeting Date	Jan 04 2023	Feb 07 2023	Mar 07 2023	Apr 04 2023	May 02 2023	Jun 06 2023	Jul 05 2023	Aug 01 2023	Sep 06 2023	Oct 03 2023	Nov 07 2023	Dec 05 2023

## IMPORTANT NOTES

### PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Planner prior to submitting your application. This should be done prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed within 10 business days. Please note that projects can only begin after receiving a Certificate of Appropriateness (COA) and a building permit (if required).

### CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HPA as a courtesy to the applicant in an effort to allow comment from the Historic Preservation Agency during the conceptual design process. The HPA will provide the applicant with feedback and guidance relating to the proposal. In all cases, the applicant must return to the HPA to seek final approval of their projects.

### APPLICATION REQUIREMENTS

- ☐ A complete/ signed application. (If all requirements are not submitted it could delay your approval);
- ☐ Proof of Ownership (copy of deed or tax statement);
- ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- ☐ 1 digital set of elevations & plans (to scale);
- ☐ Photographs;
- ☐ Any additional backup materials, as necessary;
- ☐ If applying as an agent, *Owner's Authorization for Agent Representation* form must be signed/ notarized and submitted as part of the application;
- ☐ For window replacement, a *Window Survey* must be completed.

## PROJECT DESCRIPTION

DESCRIBE THE PROPOSED PROJECT AND MATERIALS.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing			
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other			

**PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.**

### DID YOU REMEMBER

Review the Historic District Application Checklist (Article 10 LDR) to ensure you are including all required materials. If all requirements are not submitted, it will delay your approval.

Review the applicable Guidelines (Article 10 LDR)

A pre-application meeting is required before a final application for HPA Review. (Please call 386-752-2031 to schedule an appointment)

Please see the City of Lake City Land Development Regulations for detailed information.

Historic Preservation Districts maps are located on the city web site ([www.lcfla.org](http://www.lcfla.org))

Historic Preservation Agency can be found in the LDR Article 10.

Variances can be found in the LDR Article 11

The Land Development Regulations can be located on the city web site ([www.lcfla.org](http://www.lcfla.org))

### APPEALS

Agency Decisions – Persons with standing, as listed in LDR Article 10, Section 10.11.6, may appeal a decision of the HPA, as outlined in Article 11, Section 11.1.4

Administrative Decisions – Persons with standing, as listed in LDR Article 10, Section 10.11.6, may appeal a decision of the Administrator, as outlined in Article 10, Section 10.11.5.

### DEMOLITIONS (if applicable)

Please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, city, or neighborhood, and feasibility of reproducing such a building, structure, or object.

Discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value.

### RELOCATIONS (if applicable)

For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.

Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historical context.

## MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Article 4 of the Land Development Code.

Modification of dimensional requirements. To facilitate new construction, redevelopment, rehabilitation, or relocation of buildings or structures in historic districts or individually listed on the local register, the Administrator or the appropriate board within the development review process may determine dimensional requirements such as front, side, and rear setbacks, building height, separation between buildings, floor area ratios, and maximum lot coverage for buildings and structures based on historic development patterns. Any change shall be based on competent demonstration by the petitioner of the following:

- a. *The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district;*
- b. *The proposed change is consistent with historic development, design patterns or themes in the historic district. Such patterns may include reduced front, rear, and side yard setbacks, maximum lot coverage and large floor area ratios;*
- c. *The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and*
- d. *The proposed complies with utility, stormwater, access requirements, and other requirements related to site design in the Land Development Code.*

Where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice shall be provided to the adjacent property owner. Staff or the appropriate reviewing board will document the basis for its decision. If staff makes the decision, it will provide a written determination on the complete modification request within 21 calendar days of receiving the request. If the adjacent property owner objects to the encroachment in writing within 16 calendar days of the date from which the notice was mailed, the request shall be referred to the Board of Adjustment, which shall review the request using the same standards in this section used by staff. If the decision is to be made by a board, the board shall hear the objection of the adjacent property owner as part of its public hearing. The remainder of the requirements, regulations and procedures set forth in this chapter shall remain applicable.

Modification of building code requirements. Structures and buildings listed individually on the local register or deemed contributing to the character of a district listed on the local register shall be deemed historic and entitled to modified enforcement of the standard codes where appropriate.

Please describe the requested zoning modification, addressing a through d above:

The requested modification will change the following zoning or building requirement in this manner:

(select only those that apply)	Required	Existing	Proposed
Front, Side, or Rear building Setback Lines			
Building Height			
Building Separation			
Floor Area Ratio (FAR)			
Maximum Lot Coverage			

## CERTIFICATION

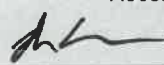
By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Growth Management to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Agency review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Agency meeting.
5. I/We understand that the Historic Preservation Agency meetings are conducted in a quasi-judicial hearing and as such, ex parte communications are prohibited (Communication about your project with a Historic Preservation Agency member).
6. I/We understand that the approval of this application by the Historic Preservation Agency or staff in no way constitutes approval of a Building Permit for construction from the City of Lake City Growth Management.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPA before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project.
8. I/We understand that any decision of the HPA may be appealed to the City Council. A person with standing, as described in LDR Article 10, Section 10.11.6, may file a petition to appeal and shall be presented within thirty (30) days after the decision of the HPA, otherwise the decision of the HPA will be final.
9. I/We understand that Certificates of Appropriateness are only valid for one (1) year from issuance.

Applicant (Signature)

Date

Applicant (Print)

<p>Please submit this application And all required supporting Materials via email to:</p> <p><a href="mailto:growthmanagement@lcfla.com">growthmanagement@lcfla.com</a></p> <p>Once the application is received and deemed complete, the applicant will be notified as to whether this will be a staff review or HPA review.</p>	TO BE COMPLETED BY CITY ADMINISTRATOR		Date Received 4-21-25	Received By: 
	COA 25 - 0809		<input type="checkbox"/> Staff Approval <input type="checkbox"/> Single Family Structure or its Accessory Structure <input type="checkbox"/> Multi-Family requiring HPA approval <input type="checkbox"/> After-The-Fact Certificate of Appropriateness	
	Zoning: R0			
	Contributing	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Pre-Conference	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Application Complete	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Request for Modification of Setbacks		<input type="checkbox"/> Yes <input type="checkbox"/> No	



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OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

USE THIS FORM TO: Grant an agent authorization to represent you in applying for applications to the City of Lake City Department of Growth Management.

I /WE \_\_\_\_\_  
(print name of property owner(s))

hereby authorize: \_\_\_\_\_  
(print name of agent)

to represent me/us in processing an application for: \_\_\_\_\_  
(print type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

\_\_\_\_\_  
(Signature of owner)

\_\_\_\_\_  
(Signature of owner)

\_\_\_\_\_  
(Print name of owner)

\_\_\_\_\_  
(Print name of owner)

STATE OF FLORIDA

COUNTY OF

}

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization,  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by

\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

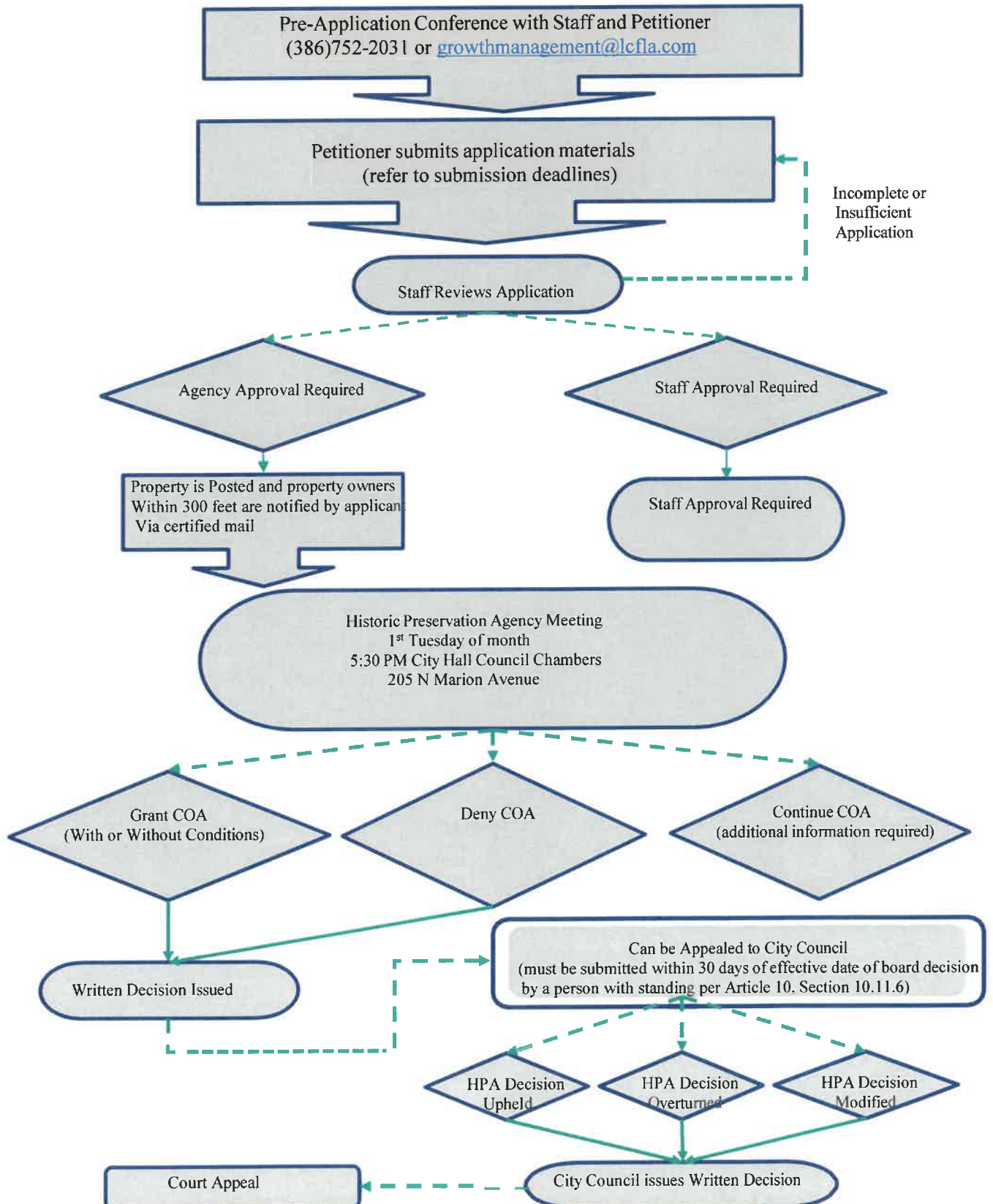
\_\_\_\_\_  
My Commission Expires

☐ Personally  
Known OR

☐ Produced Identification

ID Produced: \_\_\_\_\_

# CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART



# COLUMBIA COUNTY Property Appraiser

**Parcel 00-00-00-13828-000** <https://search.ccpafll.com/parcel/13828000000000>  
**412 S MARION AVE**

## Owners

BROWN RODNEY E  
BROWN RUSTY ANN  
181 SE PINE DR  
LAKE CITY, FL 32025

**Use:** 0100: SINGLE FAMILY

**Subdivision:** S DIV

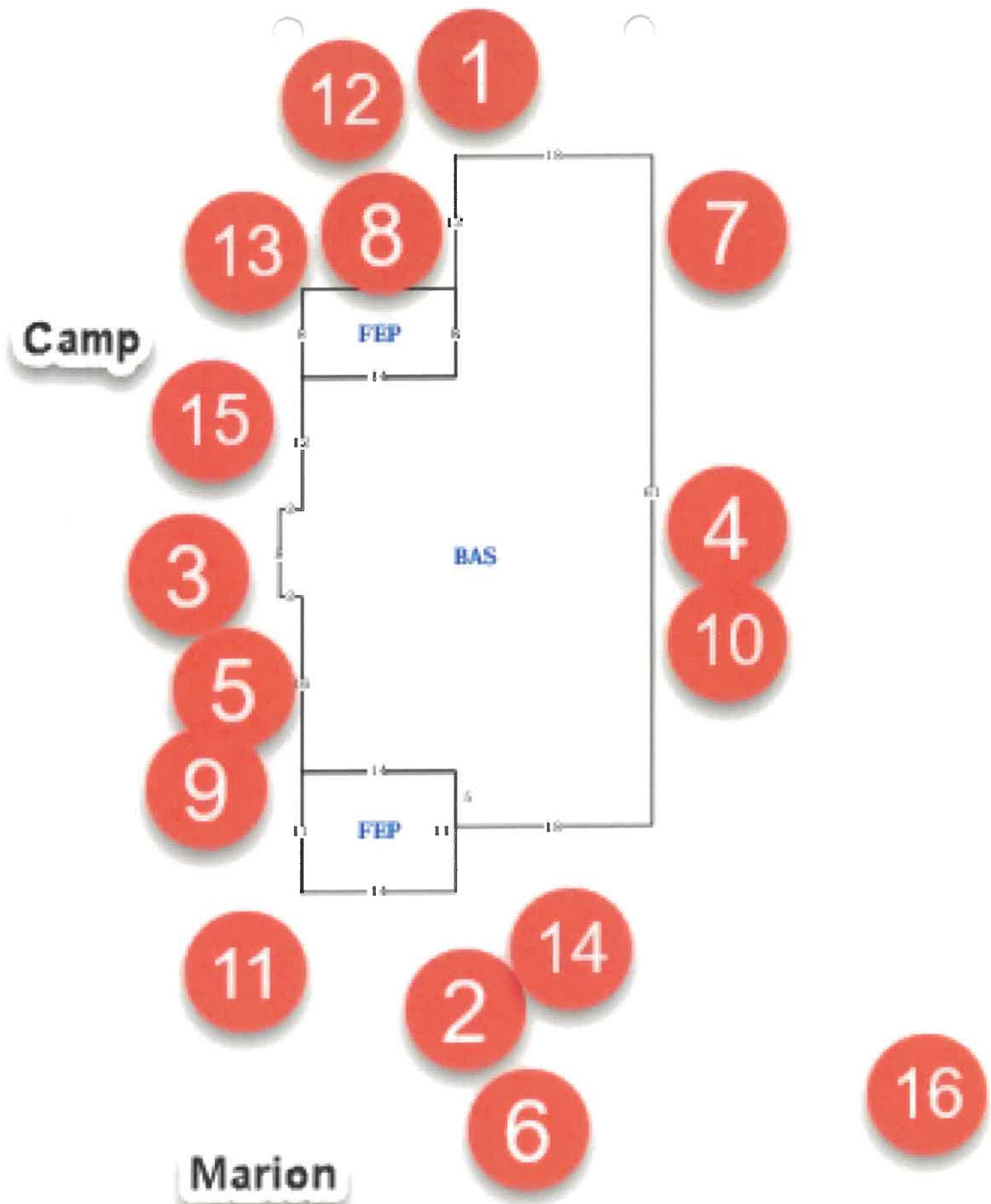
## Legal Description

S DIV: LOTS 12, 13, 14 & 15 & 16 FT OFF S SIDE  
LOTS 11 & 16 BLOCK 1 ASHURST S/D.

794-515, DC 1271-1616, PR 1359-1557,  
PB 1359-1559, WD 1537-978,



[illegible]



Rodney & Rustyann Brown  
181 SE Pine Dr.  
Lake City, Fl 32025

April 20, 2025

City of Lake City  
Department of Growth Management  
205 N. Marion Ave.  
Lake City, Fl 32055

To whom it may concern;

The house located at 412 S. Marion Ave. was built in 1920 with the structure of the house actually in excellent condition for its age. We are committed to doing our very best to restore the house the best we can.

At this time, the majority of the windows appear to be original to the house. There are Jalousie windows on the front and back porches, that were 1960 era windows. There is a slider window in the kitchen that I would like to replace at a later date, to match the wood sash windows.

The photos showing the house: Front (#6) Marion Ave, Side #18 Camp St., Back (#1), North Side (#17)

There are several issues with the house:

1. House needs a new roof
2. There is wood rot in the eaves and fascia
3. There is ornamental fascia and eave supports that are strictly for looks. These are actually causing damage to the eaves and fascia. This is due to the weight of them causing the eaves to droop.
4. The first 4 rows of siding are in bad condition due to water damage
5. The access space is very limited and can only be worked on if the siding is removed.

#6



**#18**



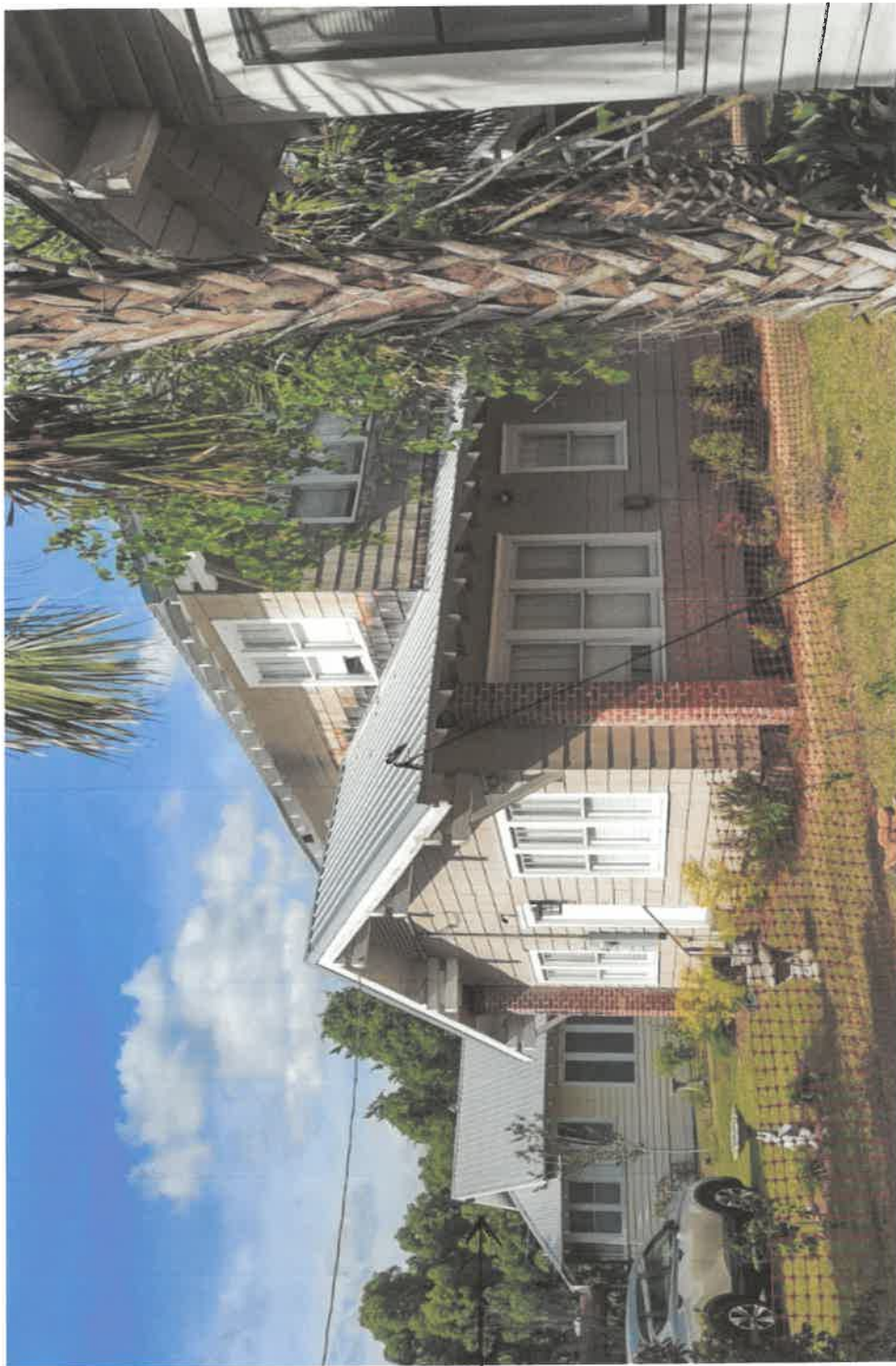


**#1**



**#17**

#1 Issue: Existing Roof shingles are to be removed. Sheeting will be repaired and new roof will be metal. The houses at 384 and 398 are Galvaume (silver). Both houses have the same roof and same color. We will match our roof to theirs. See photos #16



384 S. Marion Ave

#16

398 S. Marion Ave

#2 Issue: There are several spots where the eaves and facia have water damage. The overhang of the eaves is approximately 30 inches. Some of the ends of the rafter tails have water damage but only the last couple of inches. I would like to cut all of the tails a couple of inches needed to remove the damage that will make all of the rafter tails remaining the same length. Now, they do not line up. This will leave the overhang more than adequate. Normal eaves overhang 16 – 24 inches. Photo #4

#4



#3 Issue: The ornamental eve supports 4 inches by 8 inches, 30 inches long are causing damage to the eaves. The reason is the roof sheeting is supporting the eaves, and the weight of the ornamental fake support are causing the eaves to drop. The corner by the front door has the most damage. The outside corner is down about 5 inches. One solution to fix the problem is to place a wooden support at 45 degrees between the end of the fake support and the house. The support board for the fake support should also be ornamental. I propose using the same pattern in the fascia on the gable ends as the support board. Refer to photos #2, #8, the drawing and #3.

#3





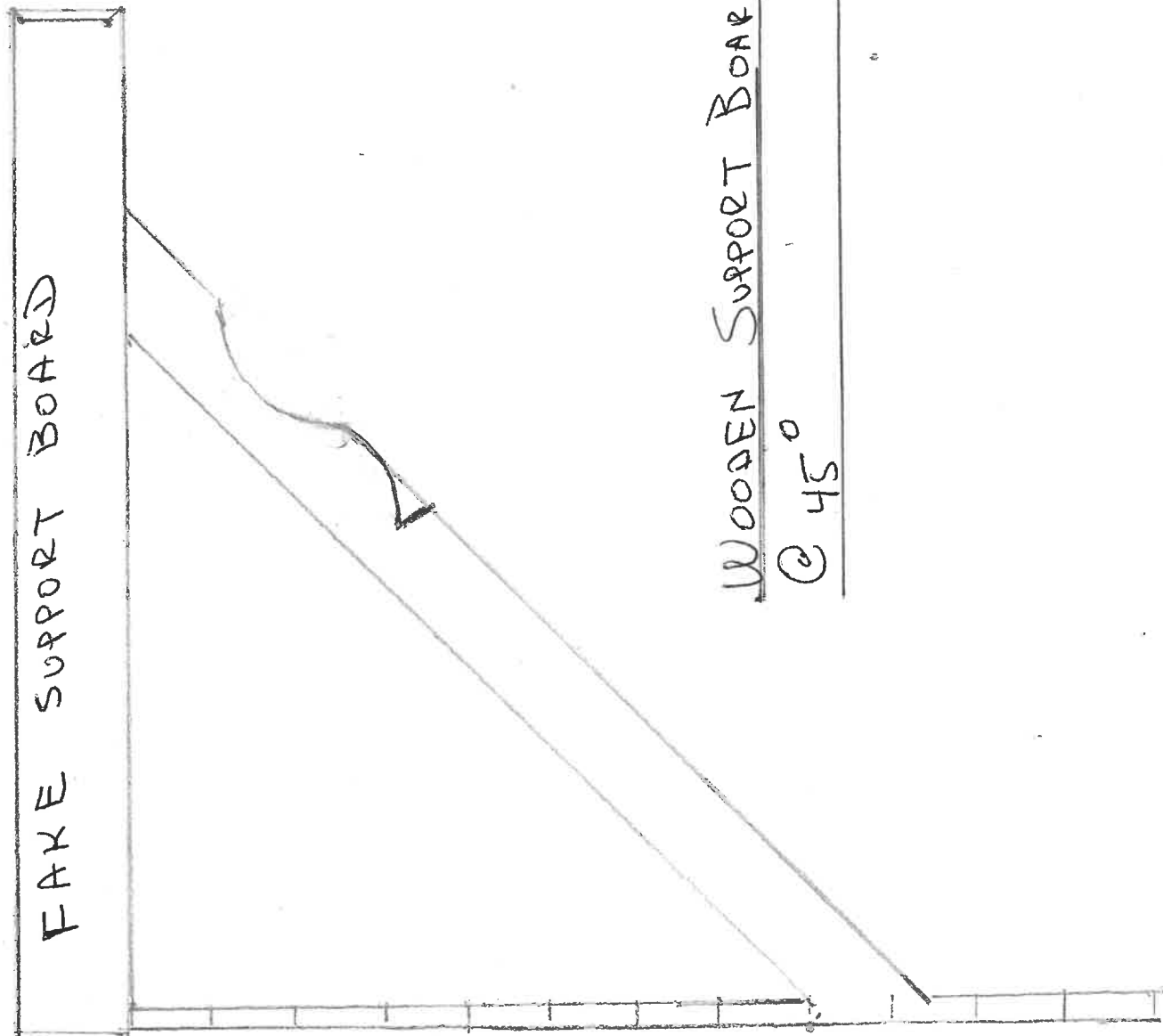
**#8**



**#8**

#2





FAKE SUPPORT BOARD

SIDING

WOODEN SUPPORT BOARD

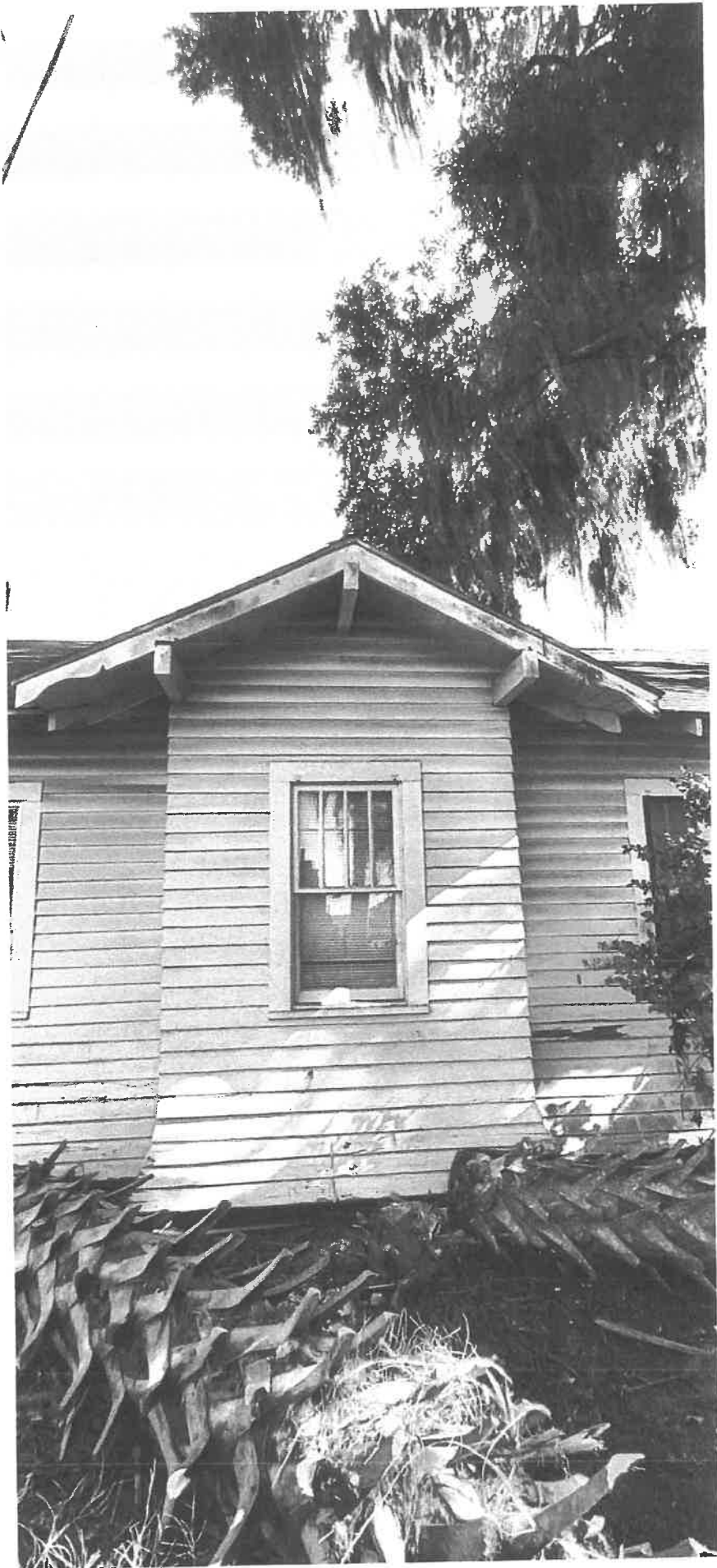
@ 45°

#4 & #5 Issue: The first four rows of siding are in bad shape due to water damage, rot, mold etc. Most of the problem is design. I like the look of it but, it is causing several problems. One, siding is too low to the ground which allows water to splash on it when it rains. The crawl space under the house is not wide enough to perform work when needed. You can only access from the sides because you have crawl between the floor joists. I would like to remove the first four rows, salvage what siding we can and rebuild the front of the house. And also the window seat popout on Camp St. (south side of the house) This will keep the half teardrop look of the building and give access to work under the house. Refer to photos #2, #3, #5, #7, #9, #10, #11, #12, #13, #14 and #15

**#2**



#3





**#5**



**#7**



**#9**



**#10**



**#11**



**#12**



**#13**



**#14**



**#15**