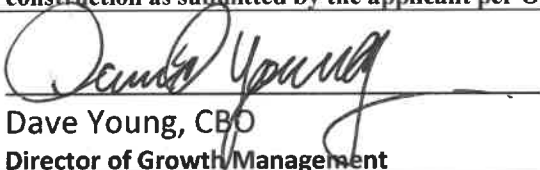




CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date 10/22/24	COA 24-24
Address: 219 SE Hernando Ave, Lake City, FL	
Parcel Number: 12774-000	
Owner: John Sanchez Blanchi	
Address of Owner: 219 SE Hernando Ave, Lake City, FL	
Description of Structure: Single Family Home	
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	
 Dave 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:	
Paint exterior of the home. The paint color chosen is Creamy Hot Cocoa by Glidden.	
*Home built in 1920	
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



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

COA 24-24

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 Structure or its 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		

PROJECT TYPE

New Construction
 Addition
 Demolition
 Fence
 Paint
 Repair
 Relocation
 Re-Roof/Roof-Over
 Sign Shed
 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: 219 SE HERNANDO AVE Lake city FL

Parcel ID #(s): 12774-000 (41308)

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>John Sanchez Bianchi</u>	Applicant Name	<u>SAME</u>
Company (if applicable)		Company (if applicable)	
Street Address	<u>219 SE HERNANDO AVE</u>	Street Address	<u>SAME</u>
City State Zip	<u>Lake City FL 32025</u>	City State Zip	<u>Same</u>
Telephone Number	<u>361 2835203</u>	Telephone Number	<u>Same</u>
E-Mail Address	<u>SANCHEZBianchi@hotmail.com</u>	E-Mail Address	<u>Same</u>

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.

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

Application Deadline (12:30PM)	Dec 01, 2023	Jan 03, 2024	Feb 01, 2024	Mar 01, 2024	Apr 01, 2024	May 01, 2024	Jun 01, 2024	Jul 01, 2024	Aug 01, 2024	Sep 01, 2024	Oct 01, 2024	Nov 01, 2024
Meeting Date	Jan 03, 2024	Feb 06, 2024	Mar 05, 2024	Apr 02, 2024	May 07, 2024	Jun 04, 2024	Jul 02, 2024	Aug 06, 2024	Sep 04, 2024	Oct 01, 2024	Nov 05, 2024	Dec 03, 2024

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).

Paint Existing Siding with
Semi Gloss-LATEX PAINT

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric		NP	
Doors		NP	
Windows		NP	
Roofing		NP	
Fascia/Trim		NP	
Foundation	Glidden	LATEX PAINT	Cream Color 80/YR/30/084
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			80/YR/30/084
Other	Glidden	LATEX PAINT	CREAM COCA

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)

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

Variiances can be found in the LDR Article 11

The Land Development Regulations can be located on the city web site (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.

N/A

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.

N/A

RELOCATIONS (if applicable)

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

N/A

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.

N/A

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	N/A		
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.

John Sanchez Branch

Applicant (Signature)

10/6/2024
Date

John Sanchez Branch

Applicant (Print)

<p>Please submit this application And all required supporting Materials via email to:</p> <p>growthmanagement@lcfla.com</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	Received By:
	COA <u> </u> - <u> </u>			<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:			
	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			



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

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

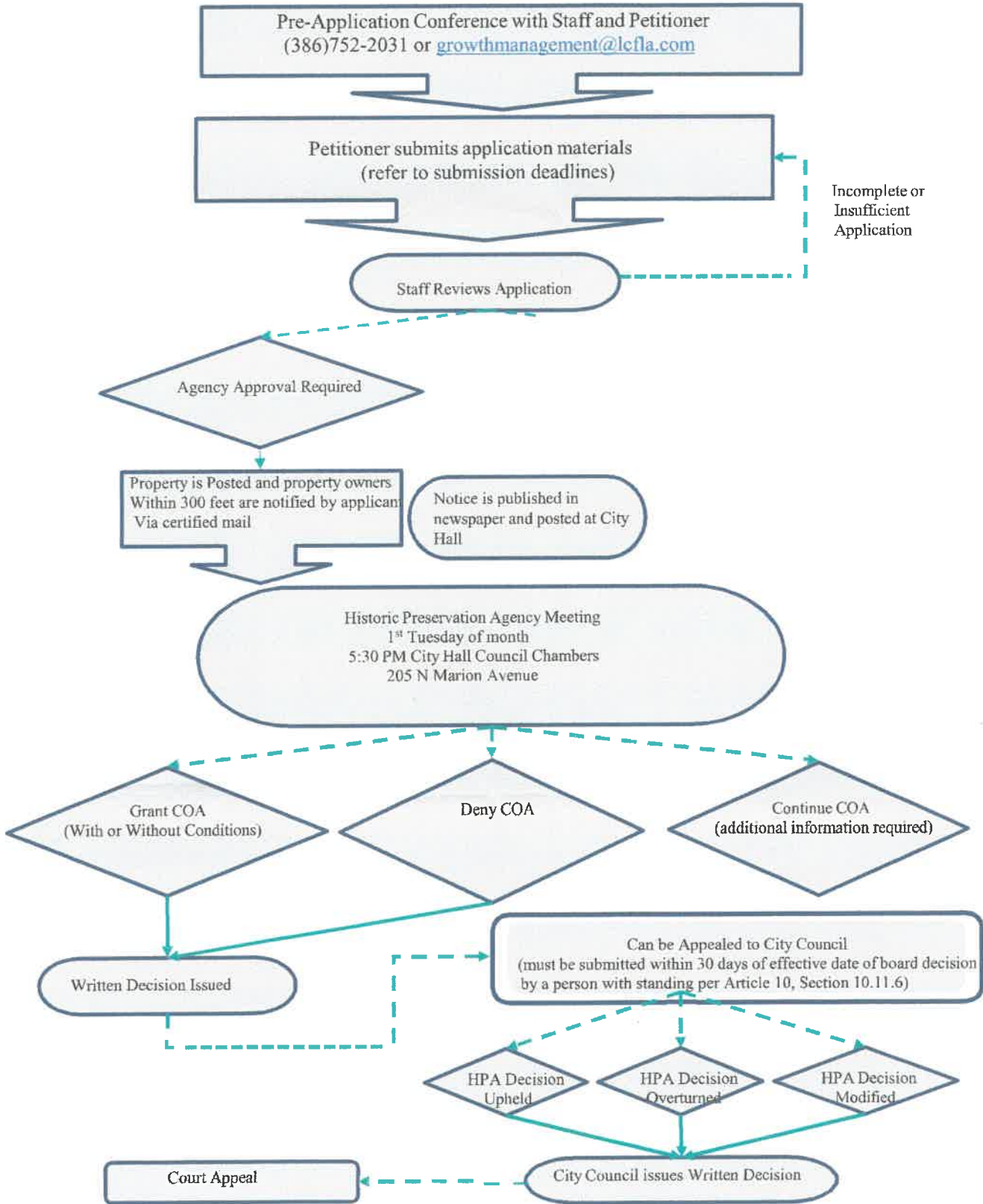
Notary Public

Printed Name

My Commission Expires

- Personally Known OR
- Produced Identification ID Produced: _____

CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART



Elevation

219 SE HERNANDO AVE
Lake City FLA 32025

Front.



Paint.

Paint.

Left Side Elevation



PAINT

PAINT.

PAINT.

CREAMY HOT COCOA

80YR 36/084

EXTERIOR
READY-MIXED COLOR



WMT0164RM

IT WAS PURELY USEFUL, AND SIMPLY BEAUTIFUL. *But the Arts & Crafts Movement was more than California bungalows and Prairie School villas. It was a blend of Victorian windows, Queen Anne sash, Colonial columns, Gothic half-timbering, Mission dormers and bungalow brackets—all painted in the deep, rich Roycroft colors. And whether you're a craftsman purist, or you just like the look, our Preservation Palette has all the colors you need for utilitarian beauty.*



Roycroft Mist Gray
SW 2844



Roycroft Brass
SW 2843



Roycroft Suede
SW 2842



Weathered Shingle
SW 2841



Bungalow Gray
SW 2845



Roycroft Bronze Green
SW 2846



Roycroft Bottle Green
SW 2847



Roycroft Pewter
SW 2848



Craftsman Brown
SW 2835 P1



Quartersawn Oak
SW 2836



Polished Mahogany
SW 2838



Aurora Brown
SW 2837



Roycroft Vellum
SW 2833



Hammered Silver
SW 2840



Birdseye Maple
SW 2834



Roycroft Copper Red
SW 2839

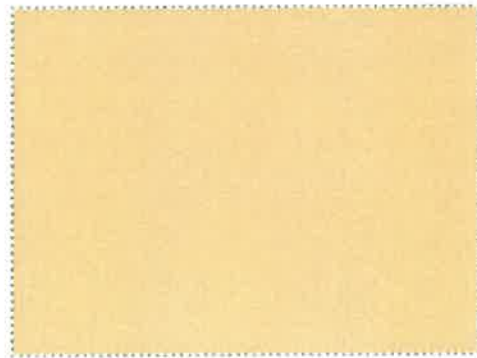
possible palettes



WALL
TRIM
ACCENT



Roycroft Suede SW 2842
Roycroft Brass SW 2843
Polished Mahogany SW 2838



WALL
TRIM
ACCENT

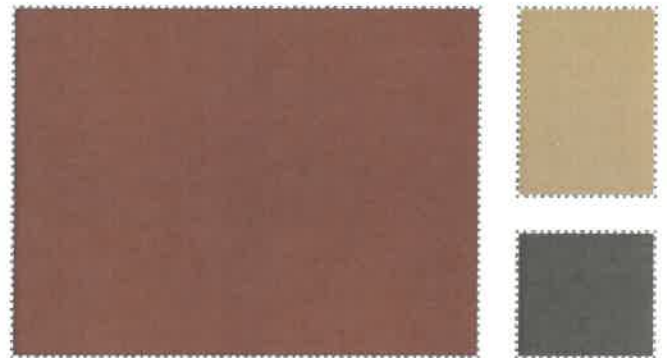
Birdseye Maple SW 2834
Weathered Shingle SW 2841
Roycroft Vellum SW 2833



Page 2 Color Palettes



WALL	Craftsman Brown	SW 2835
TRIM	Roycroft Vellum	SW 2833
ACCENT	Quartersawn Oak	SW 2836



WALL	Aurora Brown	SW 2837
TRIM	Roycroft Suede	SW 2842
ACCENT	Roycroft Bronze Green	SW 2846



WALL	Roycroft Bronze Green	SW 2846
TRIM	Birdseye Maple	SW 2834
ACCENT	Hammered Silver	SW 2840



WALL	Bunglehouse Gray	SW 2845
TRIM	Roycroft Bottle Green	SW 2847
ACCENT	Roycroft Copper Red	SW 2839



WALL	Weathered Shingle	SW 2841
TRIM	Aurora Brown	SW 2837
ACCENT	Roycroft Bottle Green	SW 2847

P

Optimum color results are achieved using the designated Color-Prime.[®]

Available only in Exterior Accents.[®]

Samples approximate the actual paint color.

Some colors limited to select product lines.

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1-800-4SHERWIN



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

Google

Image capture: May 2023 © 2024 Google

Lake City, Florida

Map inset showing the current location on a street grid. The grid includes labels for "Masses St", "St Johns St", and "SF Church". A red location pin is placed on the intersection of St Johns St and SF Church.

Lake City, Florida

Google Street View

May 2023

[See more dates](#)



Lake City, Florida

Google Street View

May 2023 See more dates



Image capture: May 2023 © 2024 Google



Lake City, Florida

Google Street View

May 2023 See more dates



Image capture: May 2023 © 2024 Google



Lake City, Florida

Google Street View

May 2023 See more dates



Image capture: May 2023 © 2024 Google



Lake City, Florida

Google Street View

May 2023

[See more dates](#)

