



CITY OF LAKE CITY  
HISTORIC PRESERVATION  
CERTIFICATE OF APPROPRIATENESS

FOR OFFICIAL USE ONLY

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.  
Lake City, AL 37225

Address: Same

Phone: 386-623-2642

Phone: 386-623-2642  
Same

Cell: Same

Cell: duane@duanethomas.org

Email: duane@duanethomas.org

Email: 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-CDB</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

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 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.





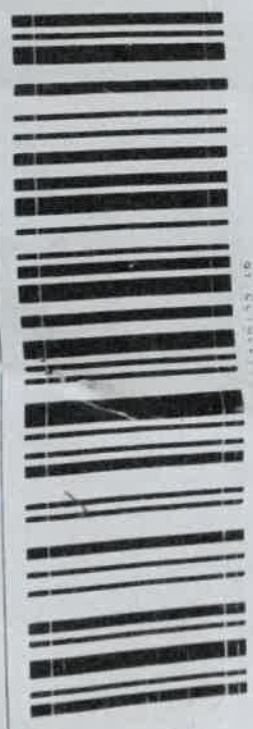


HARDIEPLANK SELECT CEDARMILL HZ10 7.25

252 EA/PAL  
0.31"x7.25"x14

PRIMED

A 1 5



21557

11/10/15 10



PESTS



FIRE

ORLANDO

SW 7006  
Extra White

CR 11

SW 2863  
Powder Blue  
*Suburban Modern*







# Emerald<sup>®</sup>

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AND APPLICATION



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LIFETIME LIMITED WARRANTY

## Young, David

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**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.

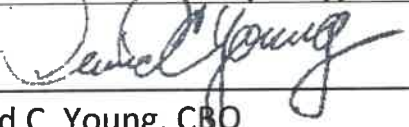
**This is the link to the 2020 Florida Building Codes analysis of changes from 2017 edition. These codes became effective 01/01/2021. [http://www.floridabuilding.org/fbc/Links to Code Resources.html](http://www.floridabuilding.org/fbc/Links%20to%20Code%20Resources.html). You can also review the code 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:	<b>6/24/21</b>	<b>COA 21-20</b>
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		
 David C. Young, CBO Director of Growth Management		
Code Edition: 2020 (7 <sup>th</sup> ) Edition of the Florida Building Codes, 2020 (7 <sup>th</sup> ) 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