

23718 W US HWY 27
High Springs, Florida 32643



Telephone: (386) 454-1416
Facsimile: (386) 454-2126
Web: www.highsprings.us

**HIGH SPRINGS HISTORIC PRESERVATION BOARD
COMMISSION CHAMBER
AGENDA**

November 20, 2023

6:30 P.M.

CALL BOARD TO ORDER:	BOARD CHAIR- DONALD ALDERMAN
PLEDGE OF ALLEGIANCE:	BOARD CHAIR- DONALD ALDERMAN
ROLL CALL:	PLANNING TECHNICIAN – KRISTYN ADKINS
APPROVAL OF MINUTES:	September 18, 2023

NEW BUSINESS:

- 1. Z23-000062 – CERTIFICATE OF APPROPRIATENESS – DUPLEX**
- 2. Z23-000063 – CERTIFICATE OF APPROPRIATENESS – DUPLEX**

AJOURN

PLEASE NOTE: PURSUANT TO SECTION 286.015, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLAN BOARD WITH RESPECT TO ANY MATTER CONSIDERED DURING THIS MEETING, HE OR SHE WILL 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. IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, A PERSON WITH DISABILITIES NEEDING ANY SPECIAL ACCOMODATIONS TO PARTICIPATE IN CITY MEETING SHOULD CONTACT THE OFFICE OF THE CITY CLERK, 23718 W US HWY 27 HIGH SPRINGS, FLORIDA 32643. TELEPHONE (386) 454-1416 EXT 7237

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**HIGH SPRINGS
HISTORIC PRESERVATION BOARD
MEETING MINUTES
September 18, 2023**

Meeting called to order by Chair Alderman at 6:30PM.
Pledge of Allegiance: Chair Alderman

ROLL CALL PLAN BOARD:

Chair Donald Alderman – Present

Vice-Chair Bradley Riddle – Present

Member Tim Bolliger - Absent

Member Hector Tapanes - Present

Member Mark Bertocci – Present

STAFF PRESENT:

Ashley Stathatos, City Manager
Scott Walker, City Attorney
Kevin Mangan, Public Information Officer
Kristyn Adkins, Planning Technician

Motion Member Riddle to approve the July 17, 2023 minutes. Seconded by Member Tapanes.

NEW BUSINESS:

1. Z23-000051 – CERTIFICATE OF APPROPRIATENESS – AWNINGS FOR WATERSHED RESTAURANT

City staff presented the item. Citizen Jennifer Lee said it would help with rain for their outside seating area.

Motion Member Tapanes to approve Z23-000051. Seconded by Member Riddle. Motion passed 4-0.

Member Riddle motion to adjourn. Seconded by Member Tapanes. Motion passed 4-0. Meeting adjourned at 6:34PM.

NEW BUSINESS ITEM #1:

Z23-000062 - CERTIFICATE OF APPROPRIATENESS -
DUPLEX



Planning Department
23718 W US HWY 27, High Springs FL 32643
386-454-7322

**CERTIFICATE OF APPROPRIATENESS – APPLICATION
BOARD APPROVAL**

Attach plan, sketch, materials list, colors, and any information to determine appropriateness of the project. If not provided, this will delay the application process.

DATE: 11/10/23

PERMIT NO.: Z23-000062

APPLICANT: Deborah Herring

PHONE: 352-262-0586

PROJECT LOCATION: 18648 NW 246th Street, High Springs, FL 32643

OWNER'S NAME: Equity Trust Co. Custodian FBO Deborah L Herring

TAX PARCEL NUMBER: 00933-000-000

DESCRIPTION OF PROJECT:

Build new residential duplex

LIST OF MATERIALS AND COLORS:

See attached building plans
Exterior Colors SW 7044 Amazing Gray SW 7048 Urban Bronze - Trim
SW 7046 Anonymous Base

APPLICATION FEE: \$100.00 (Must submit fee with application)

I HEREBY CERTIFY that I am the simple owner of record of the above described property (or have attached my authority) to apply for this permit.

Deborah L Herring
Applicant Signature

Deborah L Herring
Print Name

NOTE: Building and/or other permits may be required before proceeding with project. The appropriateness approval expires within one year of approval date. If work is discontinued for a six month period or longer the project will be considered abandoned.

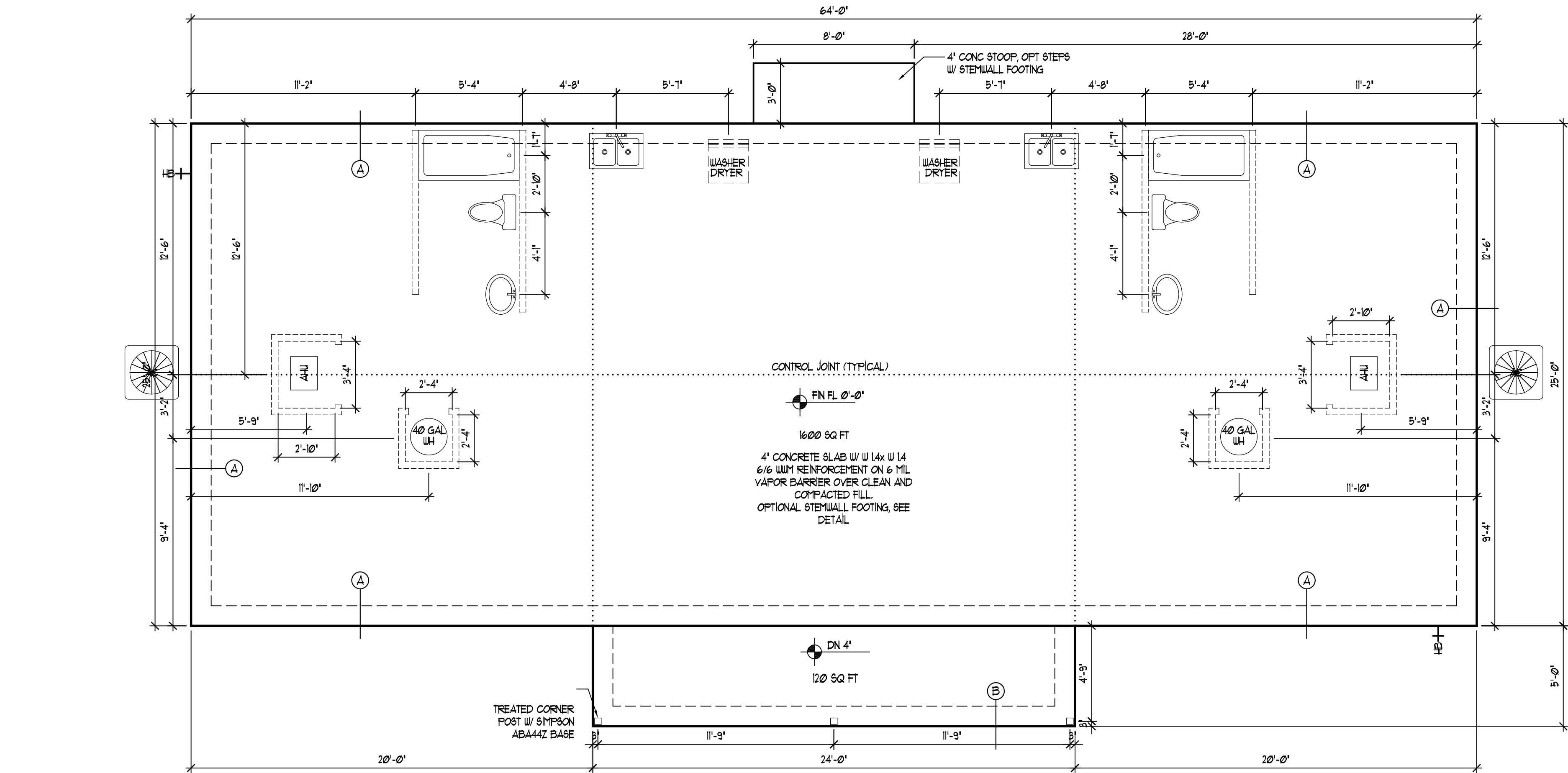
STAFF USE ONLY:

APPROVED _____

NOT APPROVED _____

ZONING ADMINISTRATOR

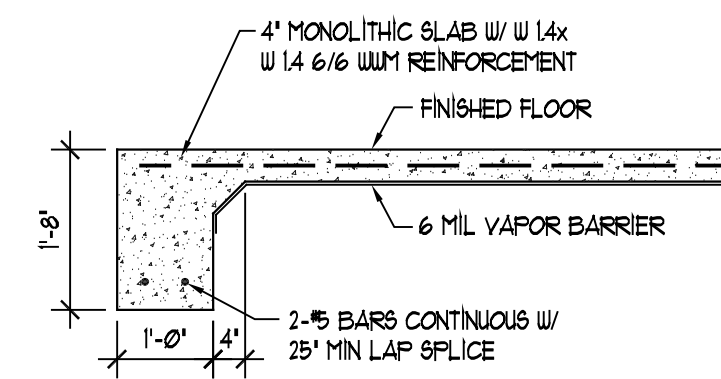
DATE



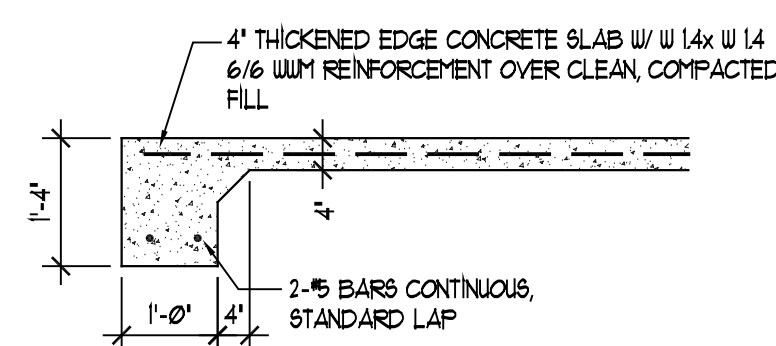
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

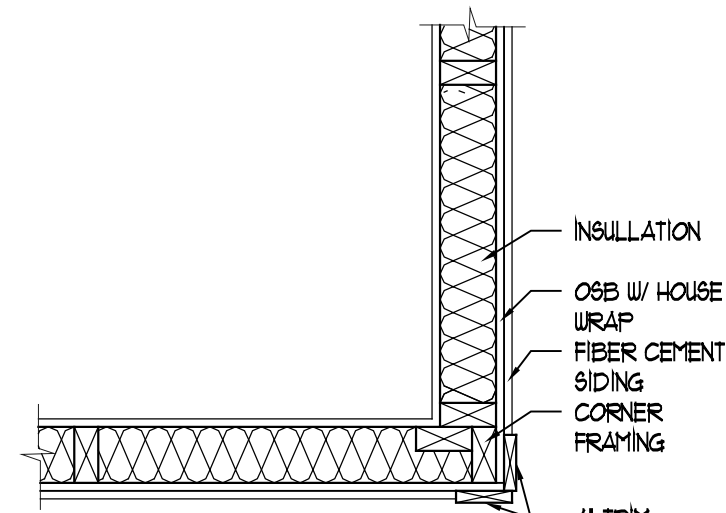
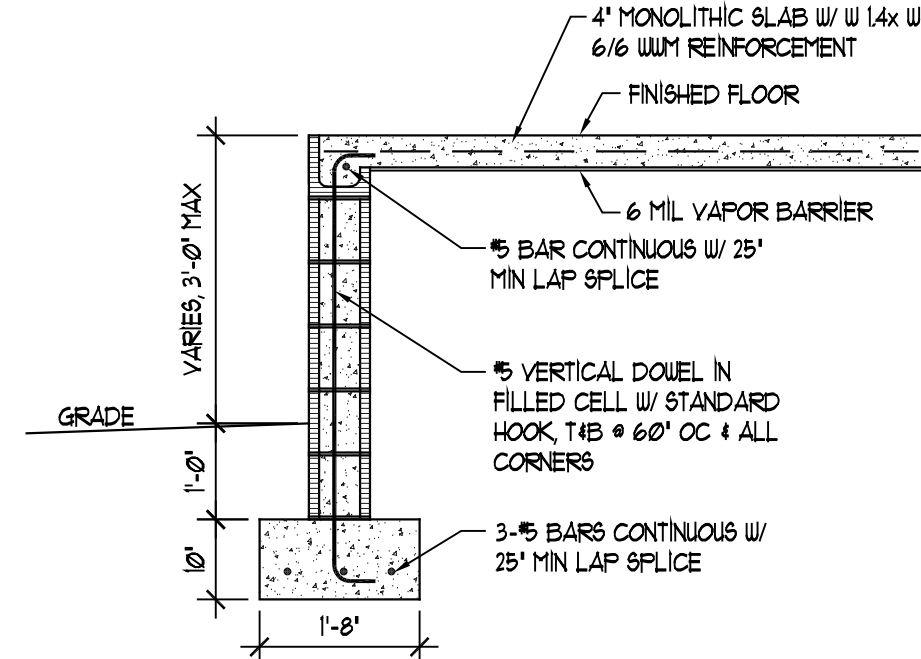
TYPE 'A' EXTERIOR FOOTER



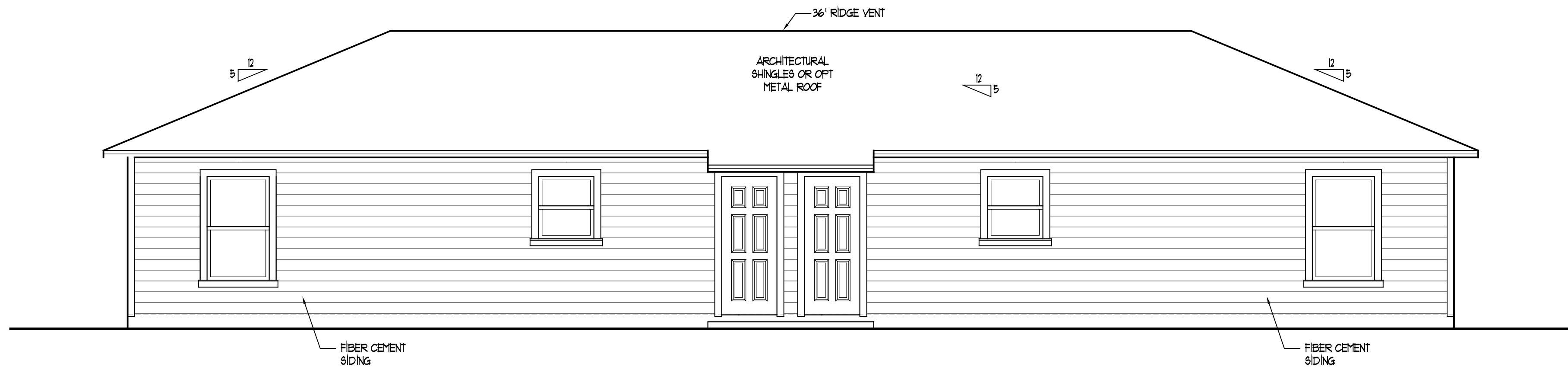
TYPE 'B' PORCH FOOTER



OPT TYPE 'B' EXTERIOR FOOTER

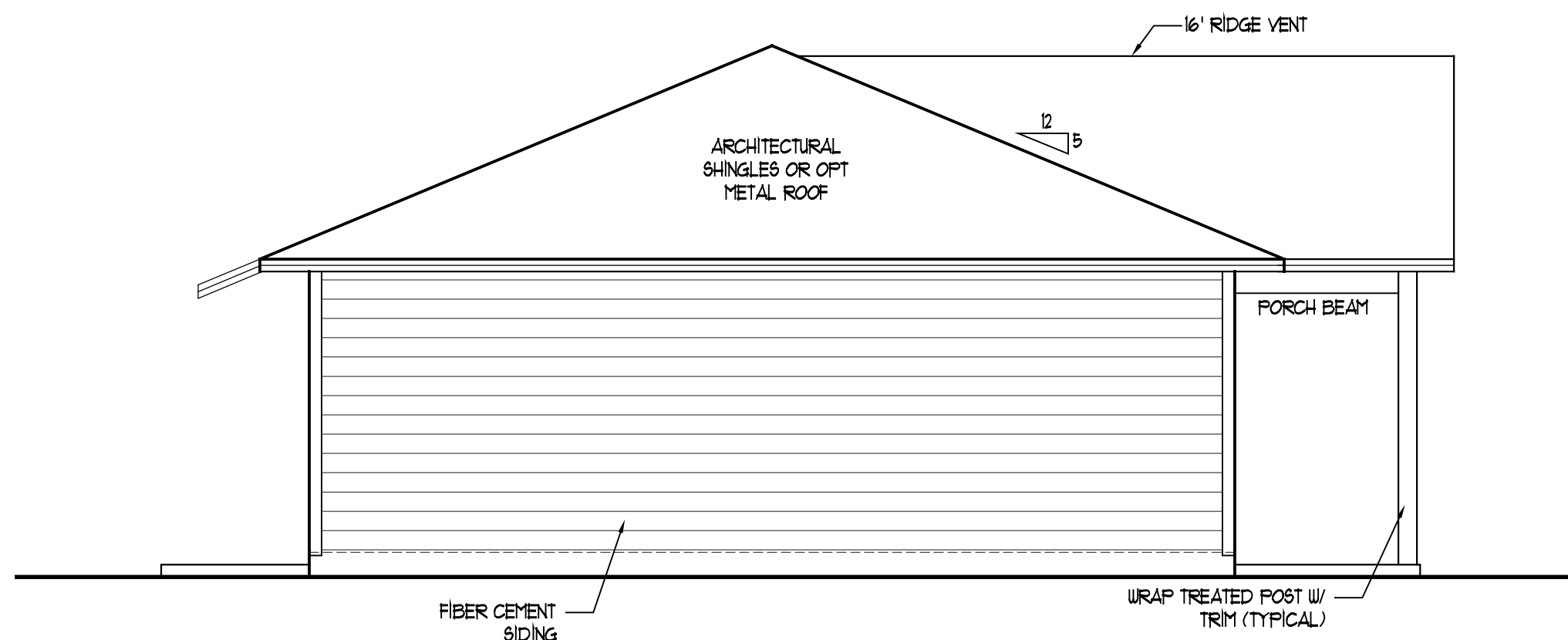


FRONT & REAR TRIM DETAIL



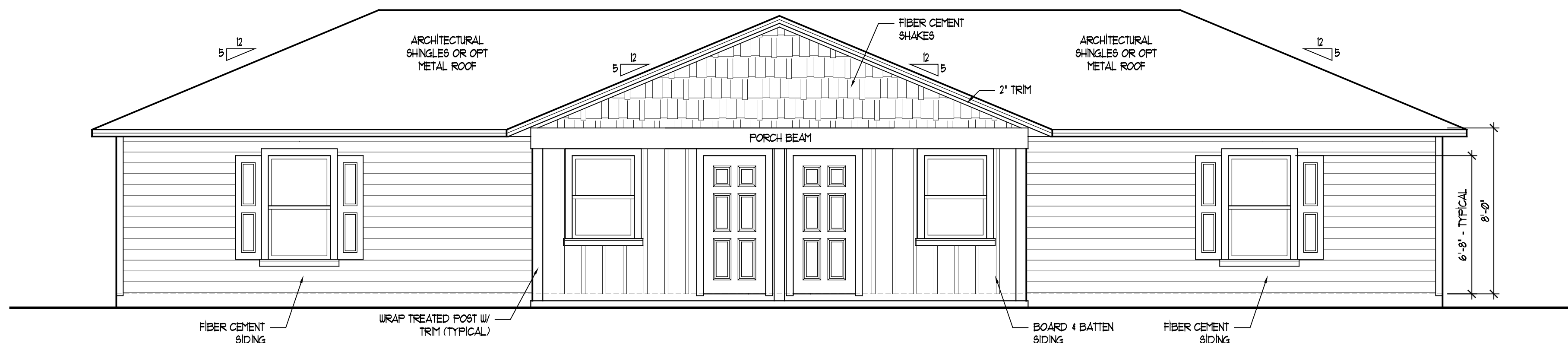
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION (RIGHT SIMILAR)

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

CUSTOMER NAME:

FLA HOMES, INC. R/C

13919 NW 145TH AVENUE, ALACHUA, FLORIDA 32615
(386) 418-4663 flahomes@windstream.net LICENSE # CGC 052062

PLAN NAME:

ALACHUA III MODEL

SHEET NUMBER

2 of 2

UNLESS OTHERWISE NOTED

AREA SUMMARY	
H/C-800 EA / 1600 TOT	
FRONT PORCH	120
GARAGE	N/A
TOTAL:	1720 TOTAL

*ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES
*THESE PLANS AND NOTES ARE THE PROPERTY AND SOLE RESPONSIBILITY OF FLA HOMES, INC. NO PART OF THESE PLANS OR NOTES SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF FLA HOMES, INC. IT IS PROHIBITED TO MAKE ANY CHANGES, ALTERATIONS, OR MODIFICATIONS TO THESE PLANS OR NOTES WITHOUT THE WRITTEN CONSENT OF FLA HOMES, INC. THE BUILDER RESERVES THE RIGHT TO INCORPORATE DESIGN IMPROVEMENTS, THE BUILDER RESERVES THE RIGHT TO MAKE ANY CHANGES, ALTERATIONS, OR MODIFICATIONS TO THESE PLANS OR NOTES WITHOUT THE WRITTEN CONSENT OF FLA HOMES, INC. AT ANY TIME, PROVIDING THE CHANGES COMPLY WITH APPLICABLE LOCAL CODES. THE SUBMITTER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATE WITH ALL APPLICABLE LOCAL CODES AND CONTACT THE BUILDER IN WRITING FOR PROPER ADJUSTMENT.

REVISION DATE

NOVEMBER 10, 2023

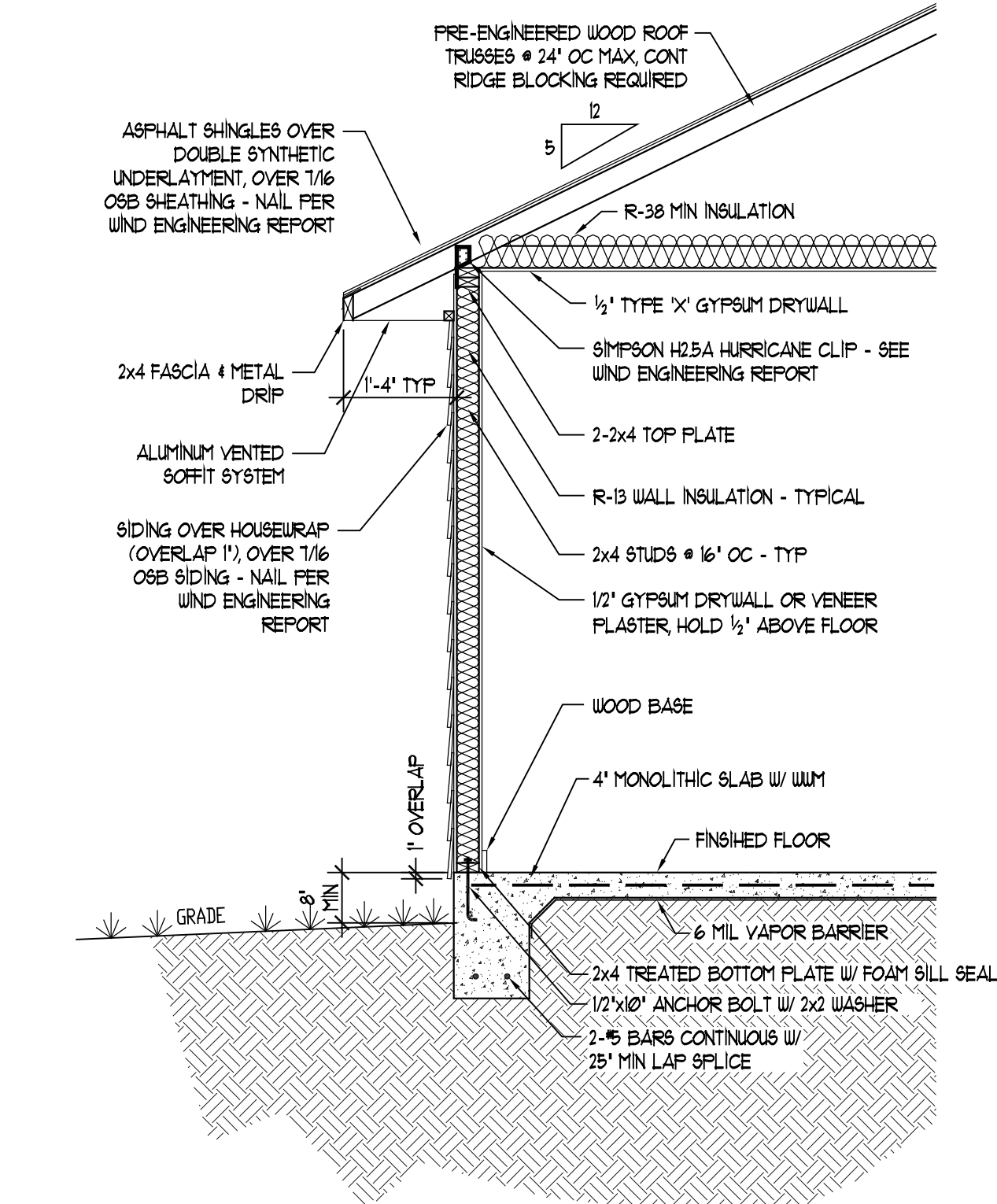
SUBDIVISION:

LOT #:

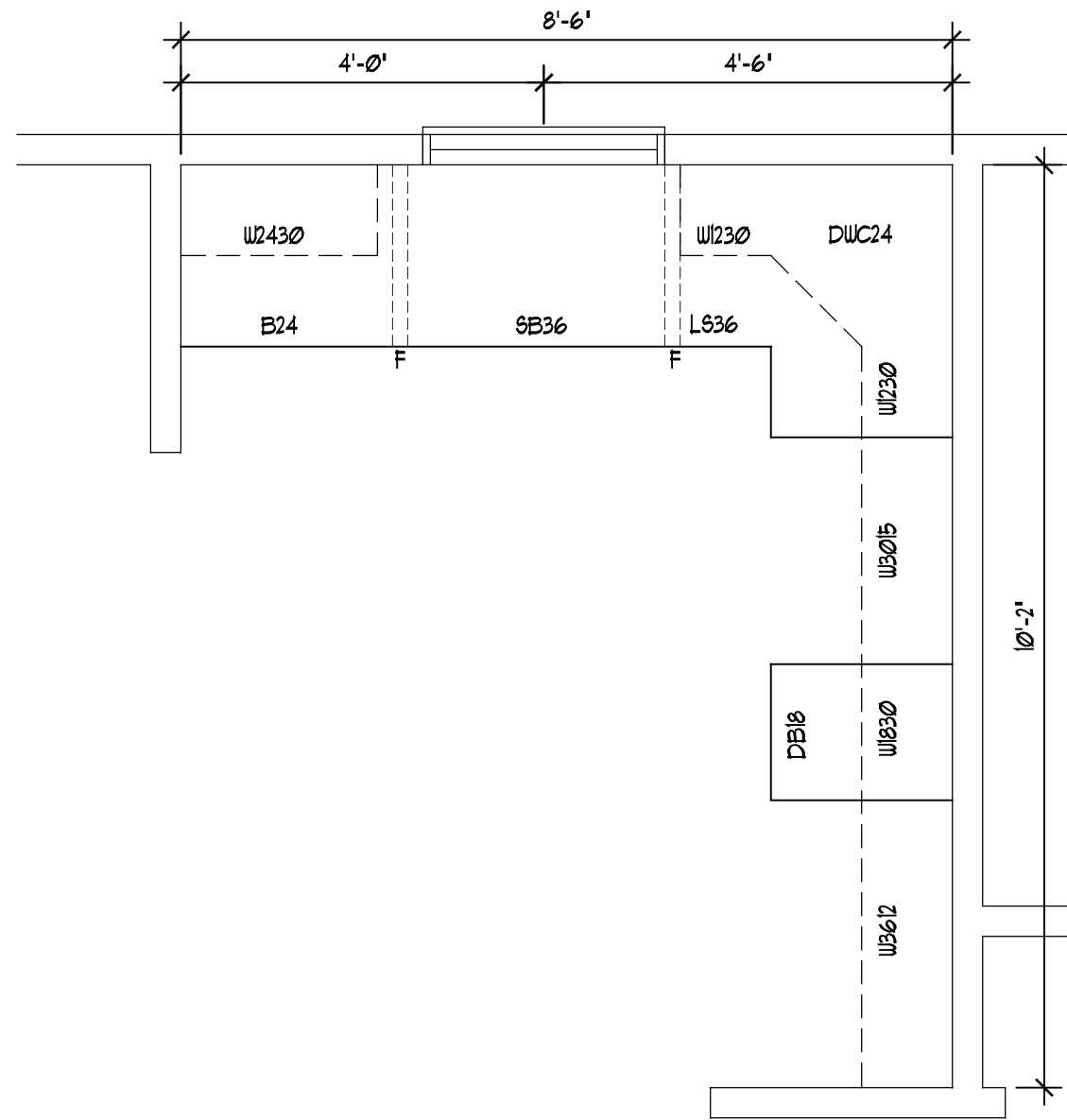
PAGE CONTENT:

EXTERIOR ELEVATIONS,
FOUNDATION & ROOF TRUSS PLANS
& DETAILS

DRAWN BY: JOHN RICHTER
HOME ALONE DESIGNS
folome@bellsouth.net



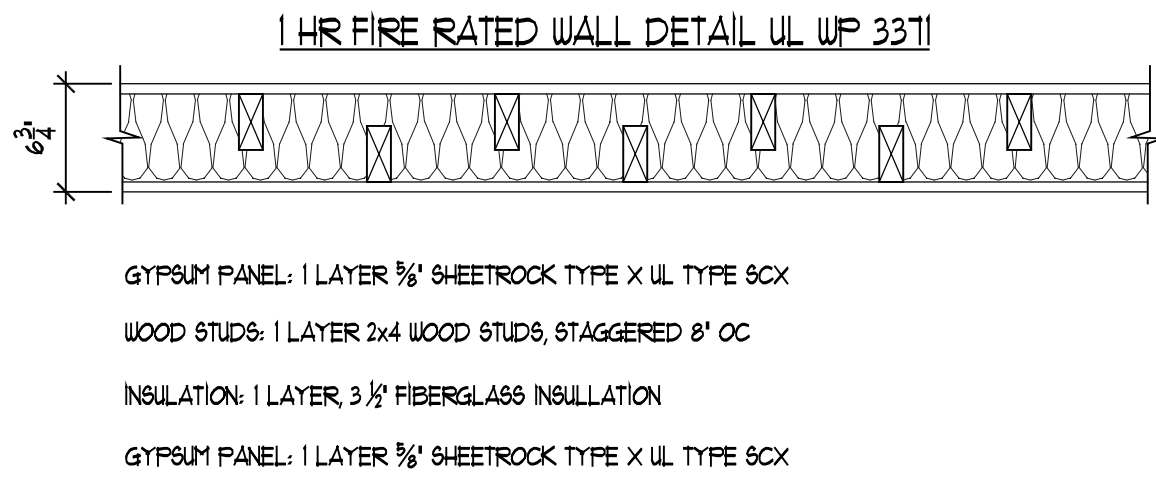
TYPICAL WALL SECTION
SCALE: NTS



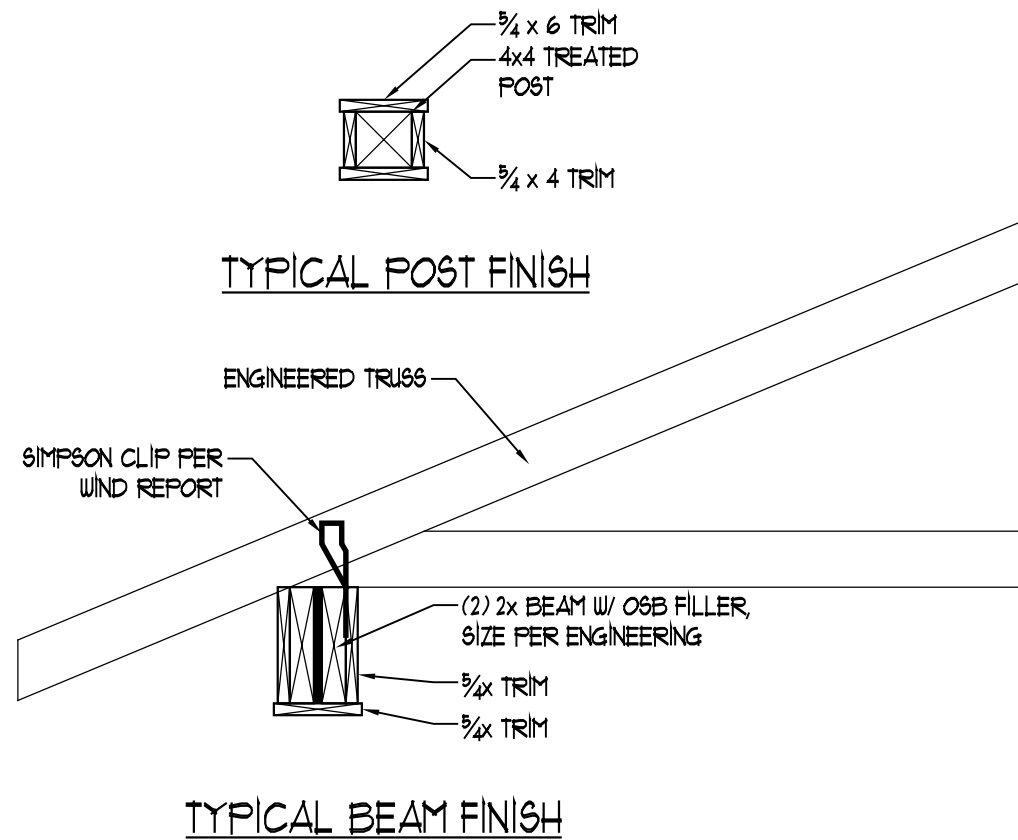
TYPICAL KITCHEN LAYOUT
SCALE: NTS

ROOF VENT SCHEDULE				
	1120	SQ FT TOTAL / 300	= 5.10	SQ FT VENT REQUIRED
50% INTAKE	180.0	LF 1'-4" VENTED SOFFIT (ACH 1816PV VENTED SOFFIT)	* .095 = 11.90	SQ FT VENT CREDIT
	32.0	LF 1'-0" VENTED SOFFIT (ACH 1816PV VENTED SOFFIT)	* .011 = 2.30	SQ FT VENT CREDIT
	48.0	LN / FT RIDGE VENT (GAF COBRA RIDGE VENT 3)	* .125 = 6.00	SQ FT VENT CREDIT
50% EXHAUST	0	OFF-RIDGE VENTS (TAMCO 4" STANDARD ORV)	* .958 = 0.00	SQ FT VENT CREDIT
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TYPICAL SPECIAL ELECTRIC CIRCUIT SCHEDULE	
GF's IN ALL REQUIRED ROOMS	
GF's IN KITCHEN SPLIT INTO TWO CIRCUITS	
ONE OR TWO GF's IN BATHS LOOPED TOGETHER	
ARC FAULT CIRCUIT INTERRUPTER FOR EACH BEDROOM	
ALL CIRCUITS PER LATEST NEC	

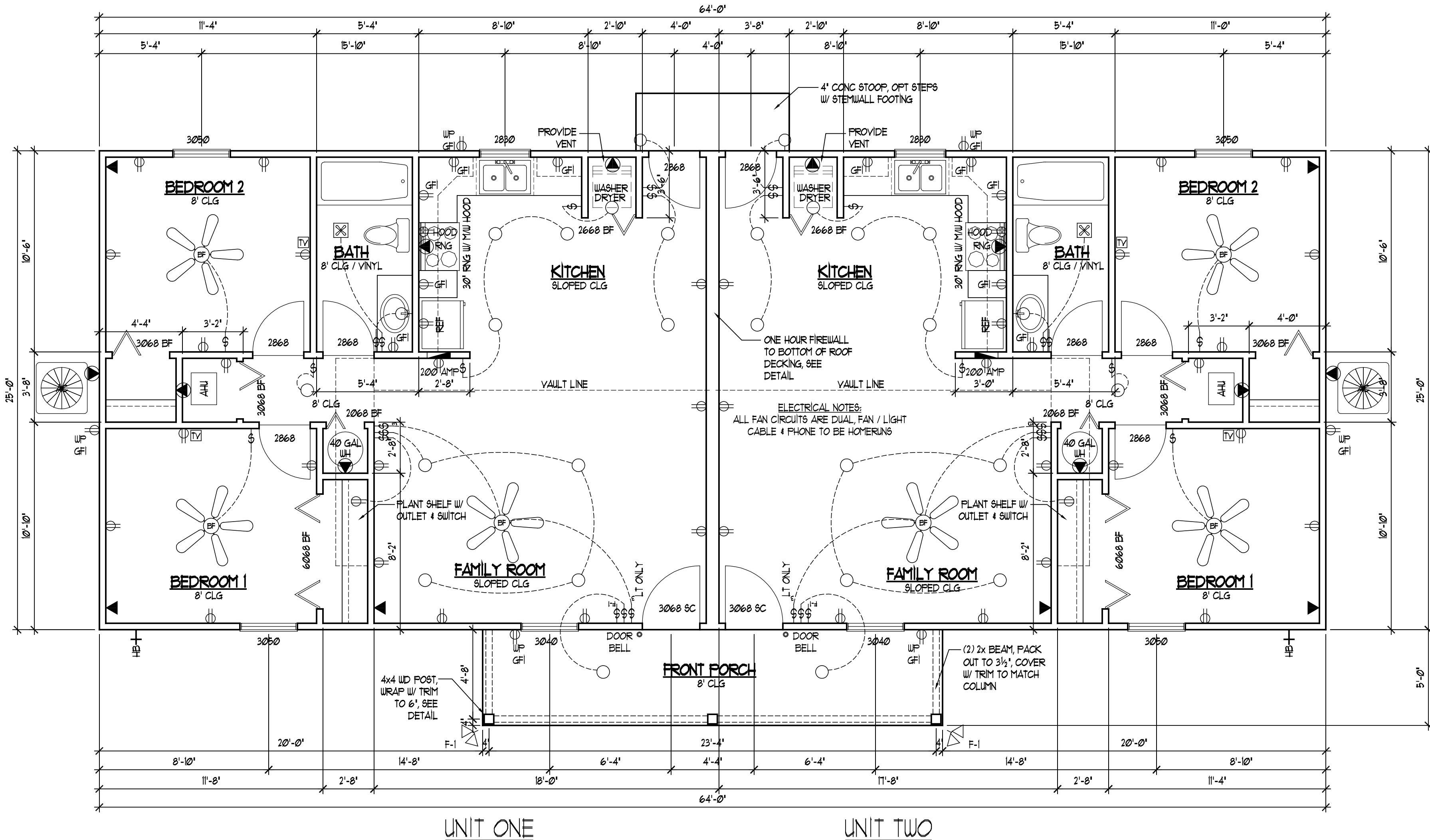


BLOCKING NOTE
SCALE: NTS



ELECTRICAL LEGEND

- LED WRAP 4' - 2 BULB
- LED WRAP 4' - 4 BULB
- LED CLOUD 4' - 2 BULB
- COMPUTER OUTLET
- TELEPHONE OUTLET
- SMOKE DETECTOR
- SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBINATION
- WALL SWITCH - POLE IN
- SOUND SYSTEM SPEAKER
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- VOLUME CONTROL
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- LIGHT FIXTURE - LOW VOLTAGE
- LIGHT FIXTURE - WALL MOUNTED
- LIGHT FIXTURE - WALL MOUNTED KEYLESS
- LIGHT FIXTURE - FLOOD
- ELECTRICAL PNL BOX W/ SIZE INDICATED IN PLAN



FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLA HOMES, INC. R/C

13919 NW 145TH AVENUE, ALACHUA, FLORIDA 32615
(386) 418-4663 flahomes@windstream.net LICENSE # CGC 052062

PAGE CONTENT:		FLOOR PLAN, WALL SECTION, LEGEND & DETAILS	
SUBDIVISION:		DRAWN BY: JOHN RICHTER HOME ALONE DESIGNS folome@bellsouth.net	
REVISION DATE		LOT #:	
NOVEMBER 10, 2023			
AREA SUMMARY		SHEET NUMBER	
HIC-800 EA / 1600 TOT	120	1 of 2	
FRONT PORCH			
GARAGE	N/A		
TOTAL:	1720 TOTAL		
PLAN NAME: ALACHUA III MODEL		SCALE: 1/4" = 1'-0"	
UNLESS OTHERWISE NOTED			

SW 7048

Urbane Bronze

Interior / Exterior

Locator Number: 245-C7

SW 7046

Anonymous

FULL DETAILS ▼

Gray-green undertones stir in the depths of this warm, hazy neutral. Pair with an off-white shade like Muslin for an earthy effect.

SW 7044

Amazing Gray

FULL DETAILS ▼

Impressively versatile. This light hue, with warm green-gray undertones, works in just about any setting. A popular choice for interiors and exteriors.

City of High Springs
23718 W US HWY 27
High Springs, Florida 32643



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PLANNING DEPARTMENT

SUBJECT: Certificate of Appropriateness – Duplex (Z23-000062)
APPLICANT: Florida Homes (Debbie Herring)

PROJECT LOCATION:

Tax Parcel: 00933-000-000
Address: 18648 NW 246th Street
Property Owner: Equity Trust CO Custodian FBO Deborah L
Herring Ira
Acreage: 0.34
Current Zoning: C2

FIGURE 1: VICINITY MAP

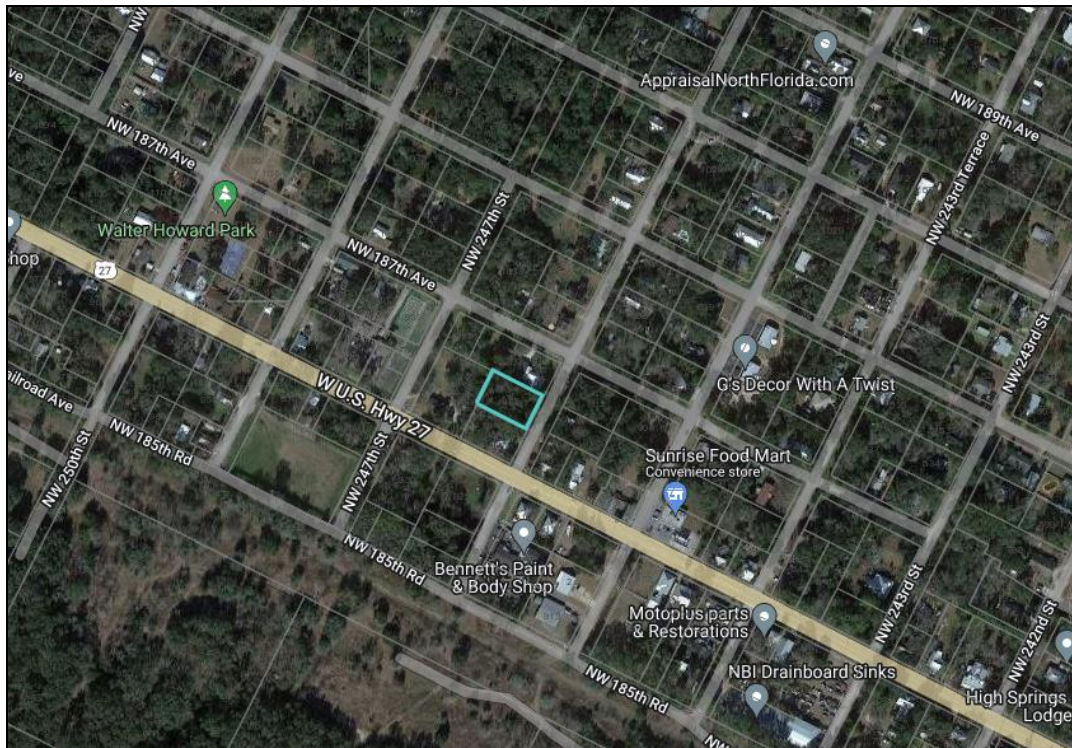
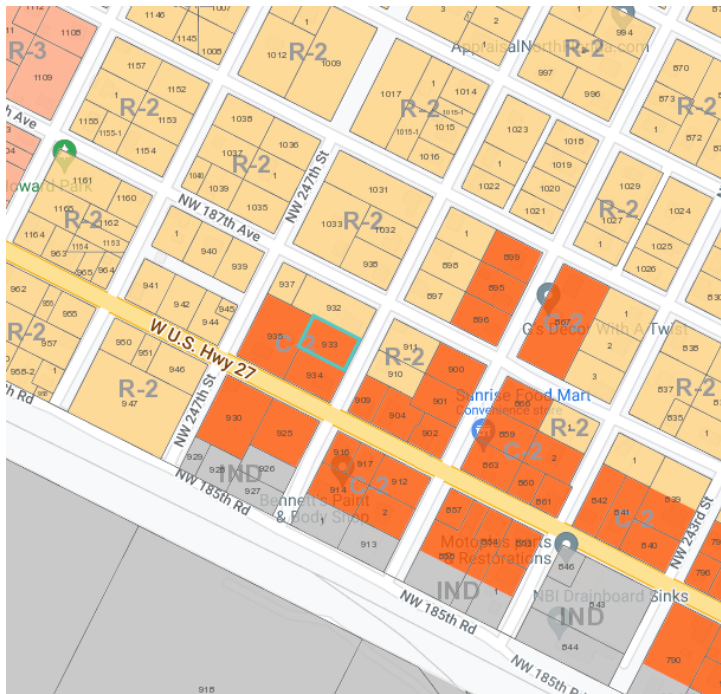


FIGURE 2: ADJACENT ZONING



Adjacent Zoning	
North	R2
South	C2
East	R2, C2
West	C2

BACKGROUND:

The property is located on NW 246th Street. The adjacent parcels are single-family residential structures – some with a C2 zoning (fronting HWY 27, and along 244th Street), and others with R2 zoning. Single family residential, and duplexes are allowable by right within the C2 zoning.

The applicant proposes the construction of a duplex to be located within the historic district. Please see the attached submitted documents for the elevations. The base colors of the home will be SW 7044 Amazing Gray and SW 7046 Anonymous, with a trim color of SW 7048 Urbane Bronze.

ANALYSIS:

The proposed structure is a typical residential structure, and does have similarities to the existing structures in the area. The colors chosen are greys with slight green undertones, and are neutral.

ARCHITECTURE IN THE AREA:

In this report staff will look at some of the structures in the area. The year built dates have been taken from the property appraiser information.

24618 W US HWY 27 (Parcel 00934-000-000):



Year Built:	1929
Color(s):	White, black shutters
Notable Features:	Porch, thicker flared pillars with brick at the bottom, gabled roof end facing front, metal roof

18670 NW 246th Street (Parcel 00932-000-000)



Year Built:	1929
Color(s):	White
Notable Features:	Enclosed porch, brick chimney, metal roof

24674 W US HWY 27 (Parcel 00935-000-000)



Year Built:	2017
Color(s):	Off-white, with dark shutters (black, perhaps dark green)
Notable Features:	Manufactured house – not historically significant

24566 W US HWY 27 (Parcel 00909-000-000)



Year Built:	Early 1900s
Color(s):	White, black shutters
Notable Features:	Porch, slightly flared pillars, metal roof

18653 NW 246th Street (Parcel 00910-000-000)



Year Built:	1929
Color(s):	Dark teal, yellow
Notable Features:	Porch with brick at the bottom, thin pillars, gabled roof ends facing front over porch, metal roof

18687 NW 246th Street (Parcel 00911-000-000)



Year Built:	1929
Color(s):	Peach
Notable Features:	Porch, thin pillars, gabled roof end facing front over porch, metal roof, partial brick skirting (missing areas)

24522 W US HWY 27



Year Built:	1929
Color(s):	Light olive green, white trim
Notable Features:	Enclosed porch, pillars, antique decorative metal roof, brick/masonry skirting

18708 NW 246th Street



Year Built:	1929
Color(s):	Tan, white trim
Notable Features:	2 story, porch with pillars, gabled ends facing over porch, masonry skirting, shingle roof (but was previously metal).

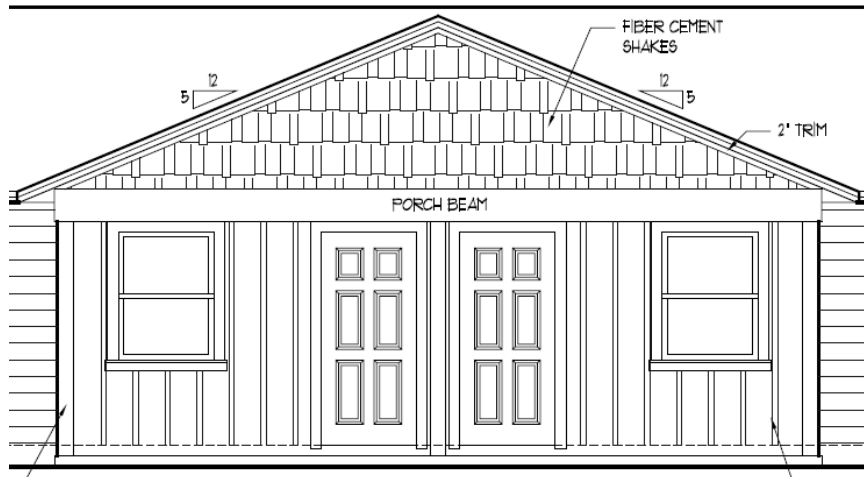
ANALYSIS:

Overall, the style of the area is early 1900s cracker style homes, with porches, pillars, gabled roofs, and some instances of decorative masonry/brick.

The colors within the surrounding homes vary, but the most popular colors are white/off-white, and colors with green, or green undertones. Thus, the applicant's proposed colors are a fit for this area of the district, as they are a neutral grey with green undertones. No issues anticipated by the colors chosen.

The architecture of the proposed structure has similarities to the surrounding area. Though not the exact style of the porches in the early 1900s homes with the steps leading up to the porch or the slightly flared decorative pillars, it does have pillars, and a gabled roof end facing towards the road. The plans state it can be either shingle or metal roof, to which staff would recommend a metal roof as a majority of the area is metal roofed. Overall, staff is of the opinion that the structure as proposed would not detract from the historical significance of the area.

Proposed front of structure, per submittal:



Similar gabled end directly across the street:



NEW BUSINESS ITEM #2:

Z23-000063 - CERTIFICATE OF APPROPRIATENESS -
DUPLEX



Planning Department
23718 W US HWY 27, High Springs FL 32643
386-454-7322

**CERTIFICATE OF APPROPRIATENESS – APPLICATION
BOARD APPROVAL**

Attach plan, sketch, materials list, colors, and any information to determine appropriateness of the project. If not provided, this will delay the application process.

DATE: 11/10/23 PERMIT NO.: Z23-000063
APPLICANT: William Herring PHONE: 352-262-0586
PROJECT LOCATION: TBD NW 244th Street
OWNER'S NAME: Equity Trust Co Custodian FBO Wm Carl Herring III
TAX PARCEL NUMBER: 00859-000-000
DESCRIPTION OF PROJECT:

Build new residential duplex

LIST OF MATERIALS AND COLORS:

See attached building plans

Exterior Colors SW 7044 Amazing Gray SW 7048 Urban Bronze - Trim
SW 7046 Anonymous Base

APPLICATION FEE: \$100.00 (Must submit fee with application)

I HEREBY CERTIFY that I am the simple owner of record of the above described property (or have attached my authority) to apply for this permit.

Wm Carl Herring III
Applicant Signature

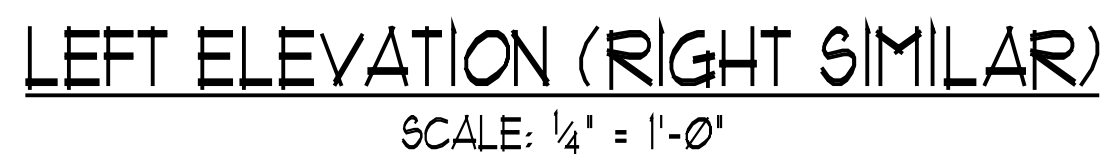
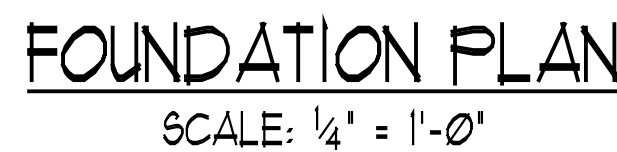
Wm Carl Herring III
Print Name

NOTE: Building and/or other permits may be required before proceeding with project. The appropriateness approval expires within one year of approval date. If work is discontinued for a six month period or longer the project will be considered abandoned.

STAFF USE ONLY: APPROVED _____ NOT APPROVED _____

ZONING ADMINISTRATOR

DATE

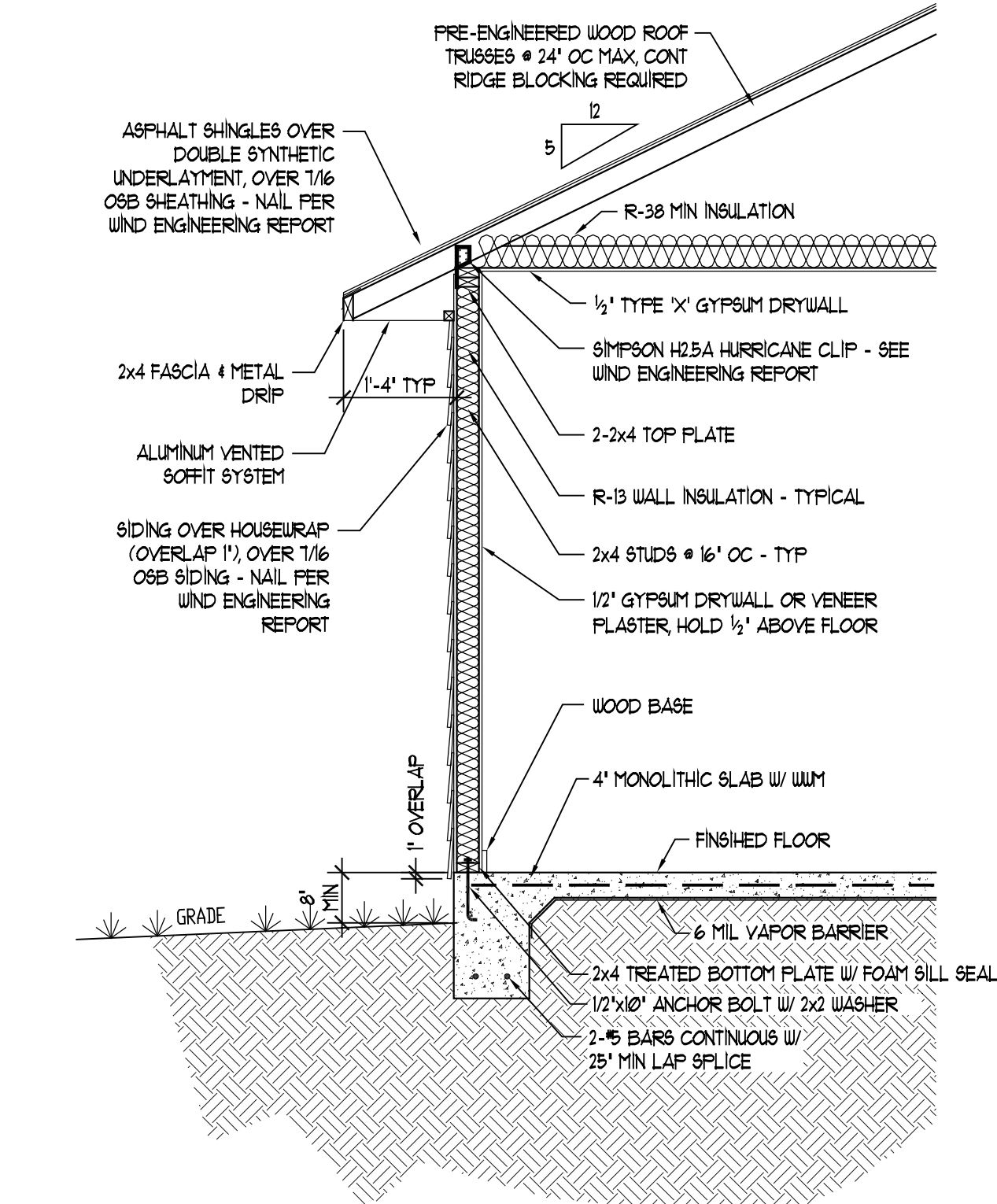


SUBDIVISION:
LOT #:

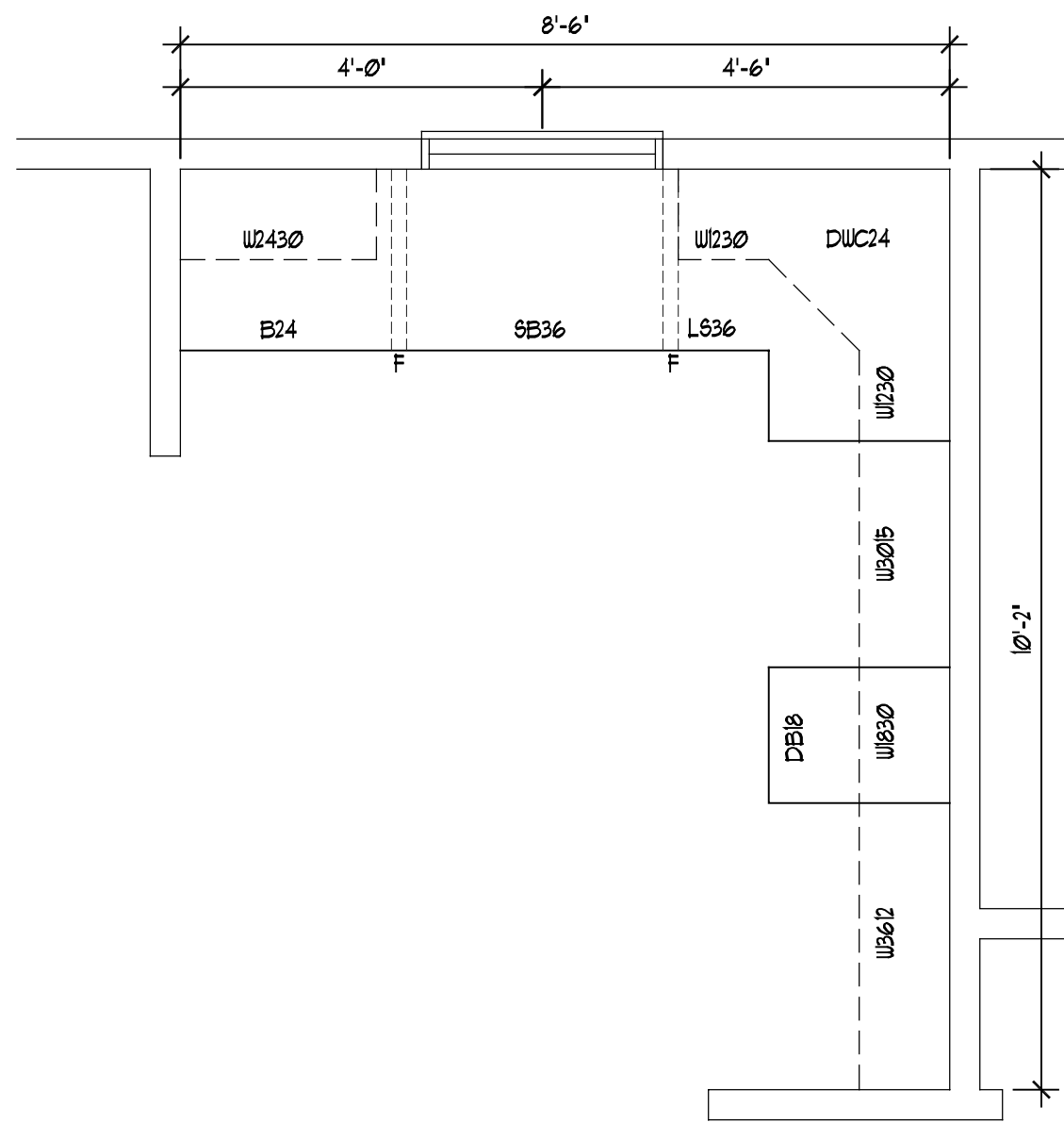
AREA SUMMARY	
H/C:800 EA / 1600 TOT	
FRONT PORCH	120
GARAGE	N/A
TOTAL:	1720 TOTAL

ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES. THESE PLANS AND NOTES ARE THE PROPERTY AND SOLE RESPONSIBILITY OF FLA HOMES, INC. IT IS PROHIBITED TO REPRODUCE OR TRANSMIT THESE PLANS WITHOUT THE WRITTEN CONSENT OF FLA HOMES, INC. ANY CHANGES TO THESE PLANS ARE SUBJECT TO MODIFICATION, AS NECESSARY, TO MEET CODE REQUIREMENTS. THE SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE RIGHT TO OBTAIN ANY NECESSARY PERMITS AND APPROVALS. THE SUB-CONTRACTOR SHALL MAKE ANY CHANGES FOR ANY REASON, AT ANY TIME, PROVIDING THE CHANGES DO NOT AFFECT THE FUNCTIONALITY OF THE PROJECT. THE SUB-CONTRACTOR SHALL COORDINATE AND COORDINATE ALL DRAWINGS. WHEN A DISCREPANCY, ERROR, OR OMISSION EXISTS, THE SUB-CONTRACTOR SHALL COMPLY WITH APPLICABLE LOCAL CODES AND CONTACT THE BUILDER IN WRITING.

SCALE: 1/4" = 1'-0"
UNLESS OTHERWISE NOTED



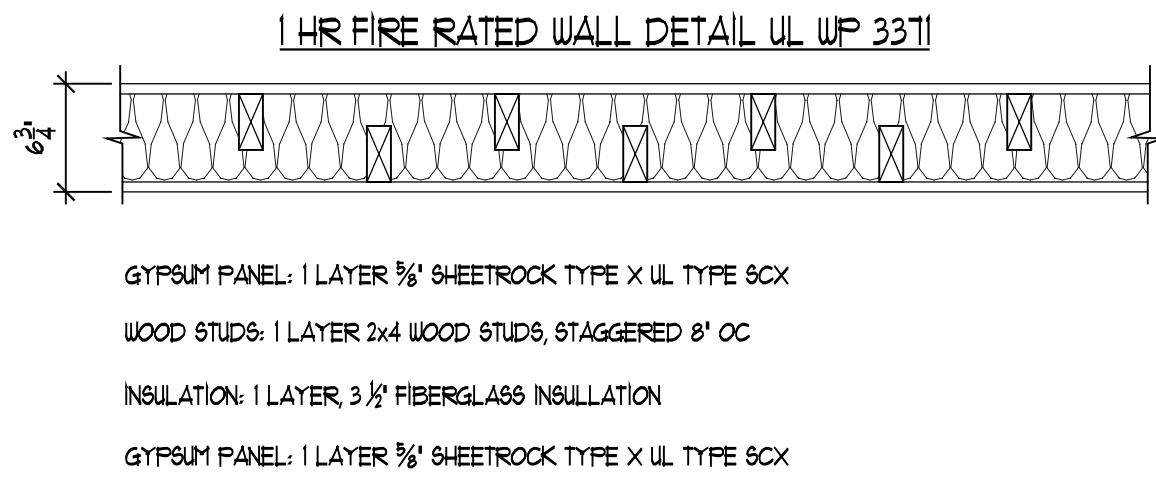
TYPICAL WALL SECTION
SCALE: NT5



TYPICAL KITCHEN LAYOUT
SCALE: NT5

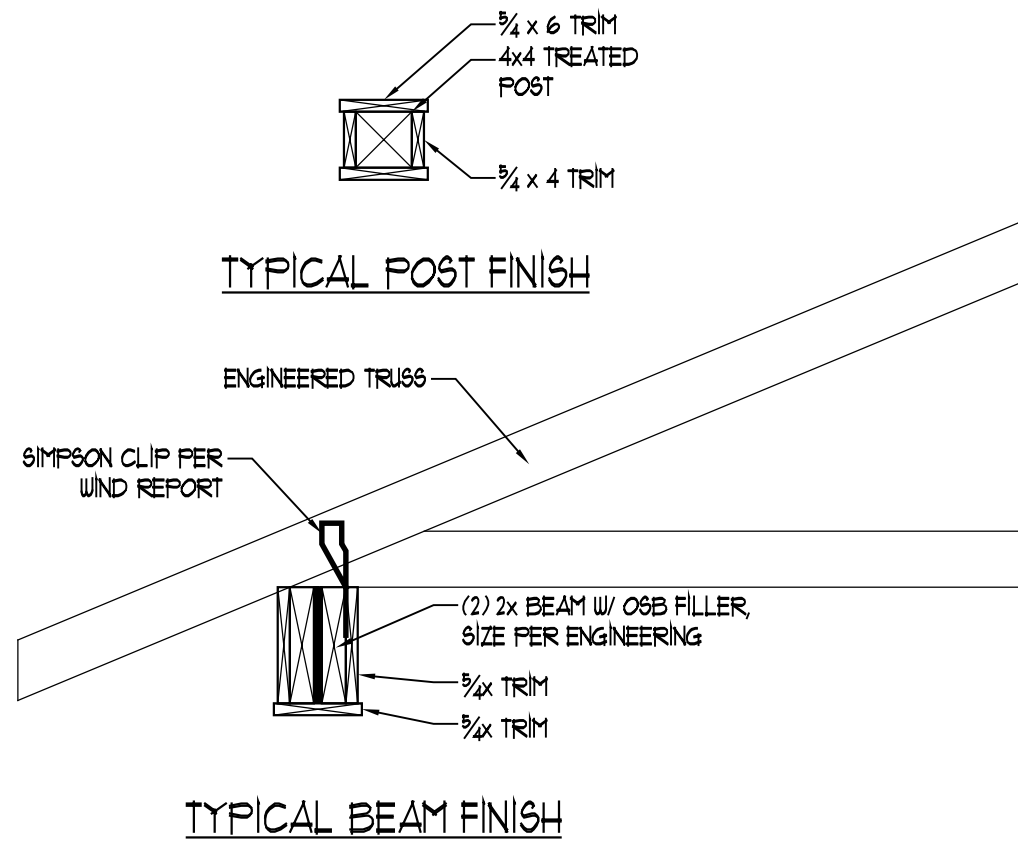
ROOF VENT SCHEDULE				
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50% INTAKE	180.0	LF 1'-4" VENTED SOFFIT (ACH 1816PV VENTED SOFFIT)	* .095 = 11.90	SQ FT VENT CREDIT
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TYPICAL SPECIAL ELECTRIC CIRCUIT SCHEDULE	
GF's IN ALL REQUIRED ROOMS	
GF's IN KITCHEN SPLIT INTO TWO CIRCUITS	
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ARC FAULT CIRCUIT INTERRUPTER FOR EACH BEDROOM	
ALL CIRCUITS PER LATEST NEC	



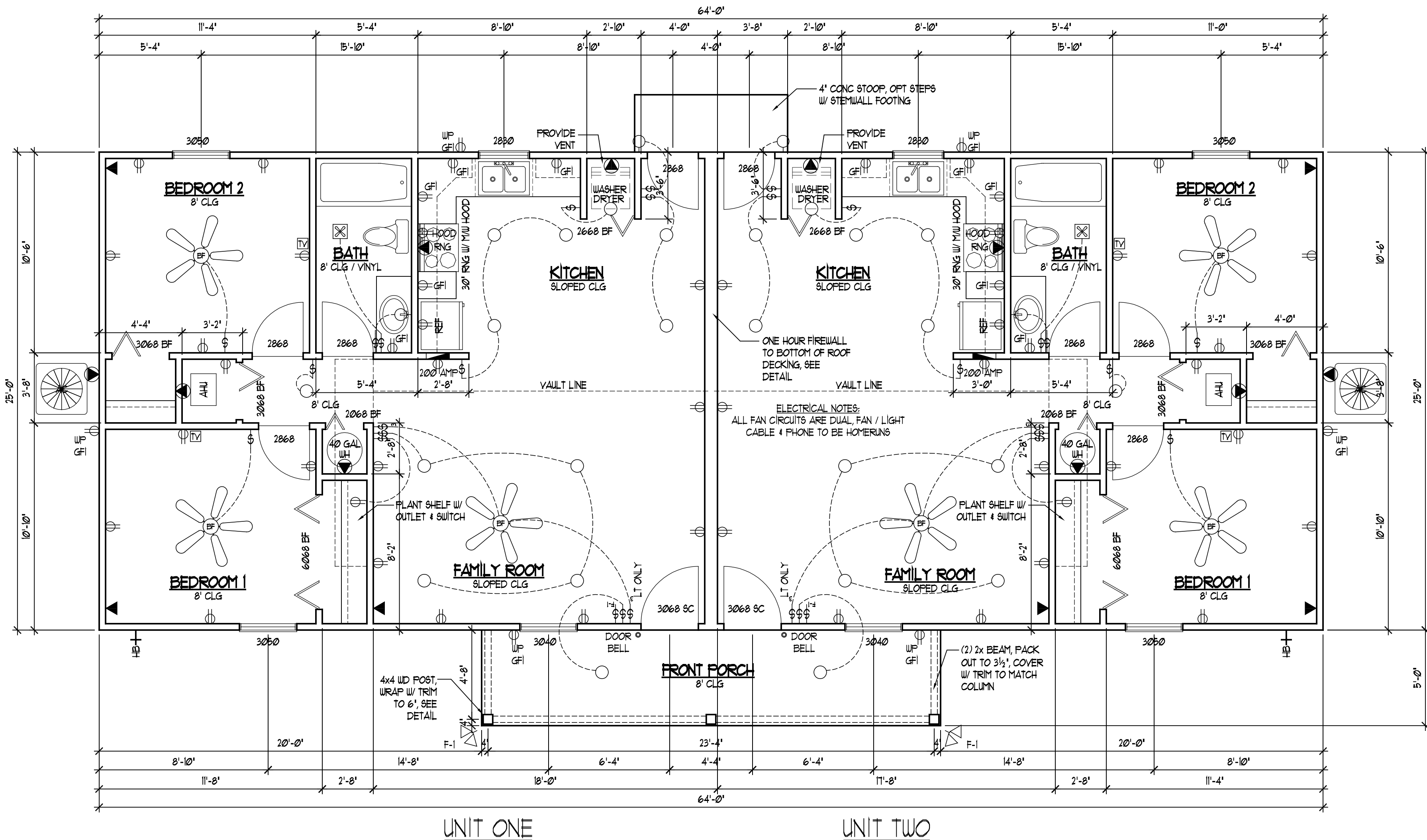
2'-6" AFF BLOCKING AS REQUIRED AFTER
5'-0" AFF LOCATION DETERMINED

BLOCKING NOTE
SCALE: NT5



ELECTRICAL LEGEND

- LED WRAP 4" - 2 BULB
- LED WRAP 4" - 4 BULB
- LED CLOUD 4" - 2 BULB
- COMPUTER OUTLET
- TELEPHONE OUTLET
- SMOKE DETECTOR
- SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBINATION
- WALL SWITCH - POLE IN
- SOUND SYSTEM SPEAKER
- SOUND SYSTEM SPEAKER PRE-WIRE
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- LIGHT FIXTURE - WALL MOUNTED
- LIGHT FIXTURE - WALL MOUNTED KEYLESS
- LIGHT FIXTURE - FLOOD
- ELECTRICAL PNL BOX W/SIZE INDICATED IN PLAN



FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLA HOMES, INC. R/C

13919 NW 145TH AVENUE, ALACHUA, FLORIDA 32615
(386) 418-4663 flahomes@windstream.net LICENSE # CGC 052062

PAGE CONTENT:		SUBDIVISION:		REVISION DATE		LOT #:		DRAWN BY: JOHN RICHTER		HOME ALONE DESIGNS		folome@bellsouth.net	
FLOOR PLAN, WALL SECTION, LEGEND & DETAILS		NOVEMBER 10, 2023		NOVEMBER 10, 2023									
AREA SUMMARY		HIC-800 EA / 1600 TOT		FRONT PORCH		120		GARAGE		N/A		TOTAL: 1720 TOTAL	
PLAN NAME: ALACHUA III MODEL		SHEET NUMBER		1 of 2		UNLESS OTHERWISE NOTED							

SW 7048

Urbane Bronze

Interior / Exterior

Locator Number: 245-C7

SW 7046

Anonymous

FULL DETAILS ▾

Gray-green undertones stir in the depths of this warm, hazy neutral. Pair with an off-white shade like Muslin for an earthy effect.

SW 7044

Amazing Gray

FULL DETAILS ▾

Impressively versatile. This light hue, with warm green-gray undertones, works in just about any setting. A popular choice for interiors and exteriors.

City of High Springs
23718 W US HWY 27
High Springs, Florida 32643



Telephone (386) 454-7322
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PLANNING DEPARTMENT

SUBJECT: Certificate of Appropriateness – Duplex (Z23-000063)
APPLICANT: Florida Homes (Debbie Herring)

PROJECT LOCATION:

Tax Parcel: 00859-000-000
Address: TBD NW 244th Street
Property Owner: Equity Trust Company Custodian FBO
William Carl Herring III Roth Ira
Acreage: 0.34
Current Zoning: C2

FIGURE 1: VICINITY MAP

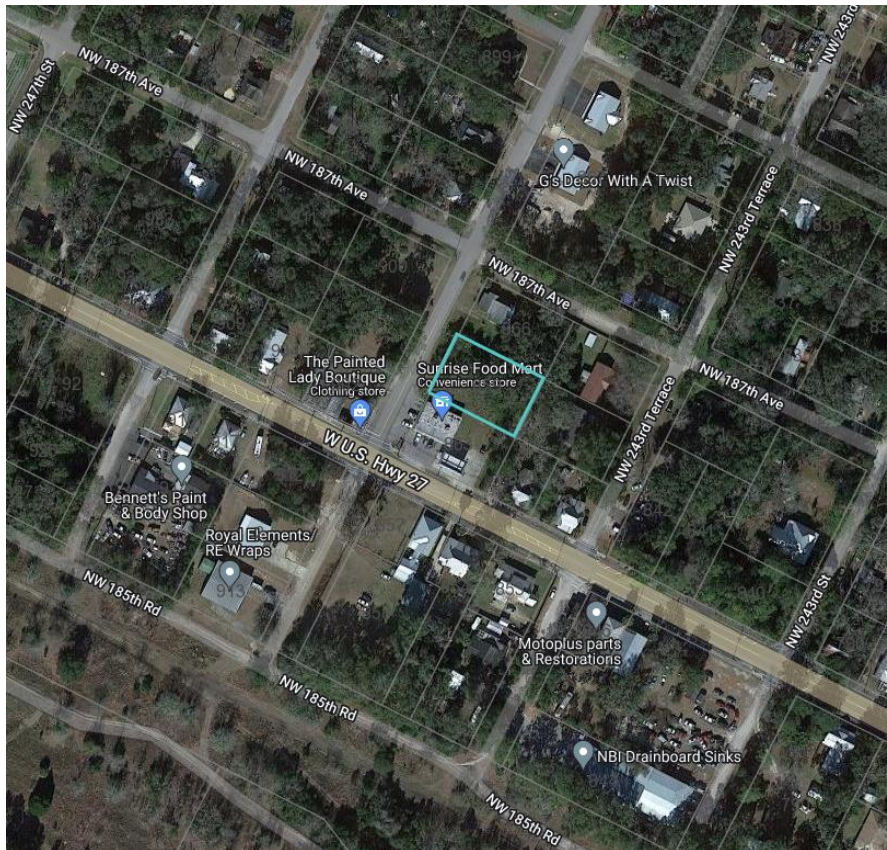
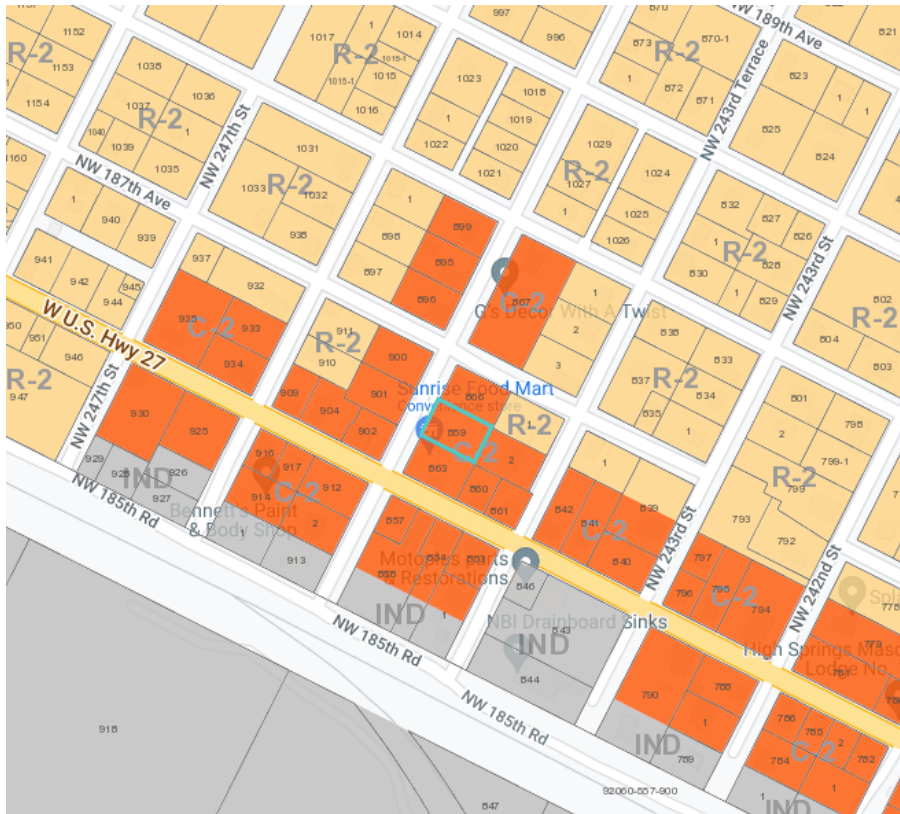


FIGURE 2: ADJACENT ZONING



Adjacent Zoning	
North	C2
South	C2
East	C2, R2
West	C2

BACKGROUND:

The property is located on NW 244th Street. The adjacent parcels include a gas station to the south, vacant residential property to the west, and residential to the north/east. Additionally, one block to the north are some existing duplex structures. The duplex structures to the north were during a period of time when COAs were not enforced, and from my understanding, had special circumstances from a previous administration, as there had been a hotel on the property many years prior. As such, while those existing structures will be analyzed in this report, they don't hold historic significance/did not go through the vetting process for their architecture by the historic board and thus other historic structures should hold more weight for matching the area.

The applicant proposes the construction of a duplex to be located within the historic district. Please see the attached submitted documents for the elevations. The base colors of the home will be SW 7044 Amazing Gray and SW 7046 Anonymous, with a trim color of SW 7048 Urbane Bronze.

ANALYSIS:

The proposed structure is a typical residential structure, and does have similarities to the existing structures in the area. The colors chosen are greys with slight green undertones, and are neutral.

ARCHITECTURE IN THE AREA:

In this report staff will look at some of the structures in the area. The year built dates have been taken from the property appraiser information.

24390 W US HWY 27 (Parcel 00863-000-000)



Commercial property – not applicable for comparison to this project.

24422 W US HWY 27 (Parcel 00902-000-000)



Commercial property – not applicable for comparison to this project.

18683 NW 244th Street (Parcel 00866-000-000)



Year Built:	1940
Color(s):	Light peach, white trim
Notable Features:	Gabled roof end, no porch on front of building

24368 W US HWY 27 (Parcel 00860-000-000)



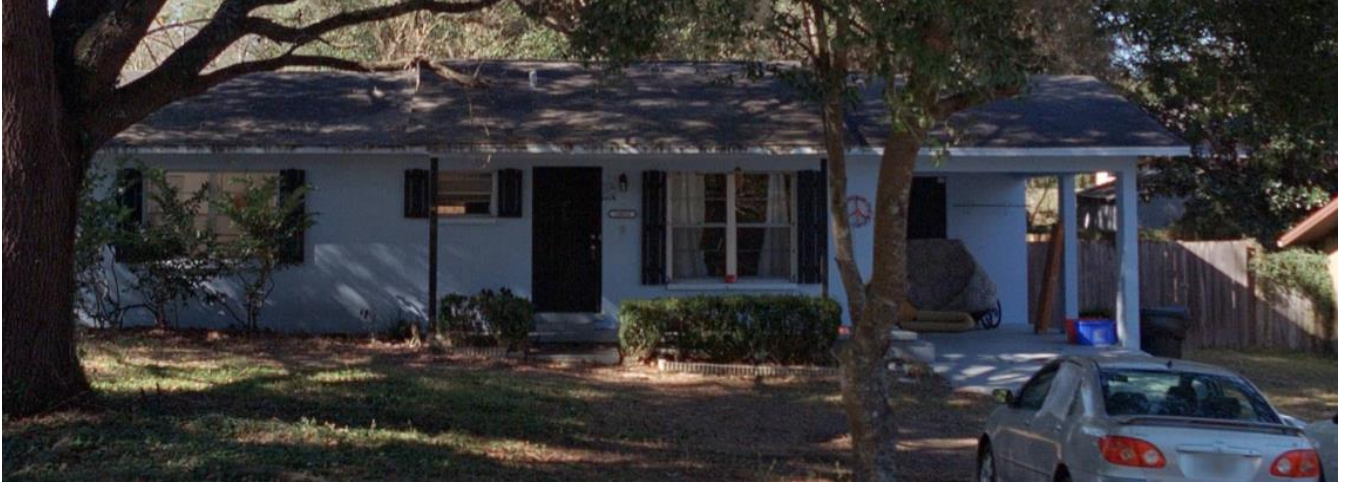
Year Built:	1930
Color(s):	White, grey-blue accent
Notable Features:	Gabled roof end, metal roof, porch with thin pillars

24356 W US HWY 27 (Parcel 00861-000-000)



Year Built:	1914
Color(s):	Olive green, white trim, reddish-brown accent color
Notable Features:	Gabled roof end, metal roof, porch with pillars

18652 NW 243rd Terrace (Parcel 00859-002-000)



Year Built:	1980
Color(s):	Light Grey/Grey-Blue
Notable Features:	Shingles, 80s style home, not historically significant to the district.

18672 NW 243rd Terrace (Parcel 00859-001-000)



Year Built:	1980
Color(s):	Tan/cream, brown shutters
Notable Features:	80s style home, not historically significant to the district.

Multiple addresses due to three duplexes (Parcel 00867-000-000)



Year Built:	2020, 2021
Color(s):	Light tan/grey, white trim
Notable Features:	Three identical duplex structures on the parcel. Not historically significant. Small porch with thin pillars, metal roof. The parking area directly in front of the homes with curb stops gives it a multi-family/apartment feel.

18706 NW 243rd Terrace (Parcel 00867-003-000)



Year Built:	1925
Color(s):	Yellow, white trim
Notable Features:	Porch on two stories, thick pillars on the bottom, metal roof, brick chimney

18726 NW 243rd Terrace (Parcel 00867-002-000)



Year Built:	2004
Color(s):	Blue, white trim
Notable Features:	Relatively newer home, not historically significant

18738 NW 243rd Terrace (Parcel 00867-001-000)



Year Built:	2007
Color(s):	Light green
Notable Features:	Front porch area with pillars, semi-circle cut out on porch roofing, Relatively newer home, not historically significant.

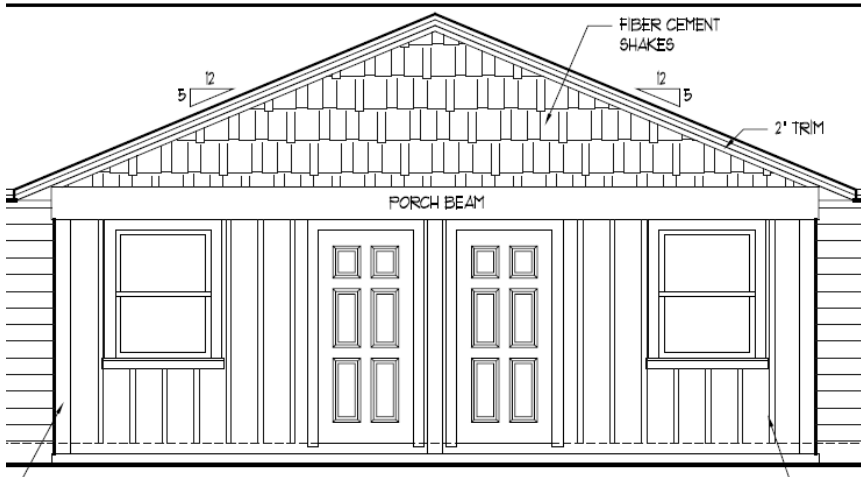
ANALYSIS:

Though the early 1900s homes are still within this area, they aren't as numerous as the previous COA that was two blocks west of this project. Several residential structures with more modern style architecture have been constructed (two 80s style homes, two early 2000s, and three 2020s duplexes) which has lead this specific area to be less historically significant.

The colors within the surrounding homes are again, varied, but often fall into two categories: neutrals (whites, tans) and muted green/blue tones. Thus, the applicant's proposed colors are a fit for this area of the district. No issues anticipated by the colors chosen.

The architecture of the proposed structure has similarities to some of the early 1900s structures. Though not the exact style of the porches in the early 1900s homes with the steps leading up to the porch or the slightly flared decorative pillars, it does have pillars, and a gabled roof end facing towards the road. The plans state it can be either shingle or metal roof, to which staff would recommend a metal roof as a majority of the more significant structures are metal roofed. Overall, staff is of the opinion that the structure as proposed would not detract from the historical significance of the area.

Proposed front of structure, per submittal:



Similar gables on structures on the same block:

