

HISTORIC PRESERVATION BOARD
CITY OF PALATKA
Meeting Minutes January 7th, 2016

The meeting was called to order by Chairperson Roberta Correa at 4:00 pm. Other members present included Lynda Crabill, Meri Rees, Laura Schoenberger, Elizabeth van Rensburg, and Larry Beaton. Absent members included Robert Goodwin and Gilbert Evans Jr. Staff present: Planning Director Thad Crowe and Recording Secretary Pam Sprouse (fill-in).

APPROVAL OF MINUTES

Motion made by Ms. van Rensburg to approve the October 1, 2015 minutes, seconded by Ms. Rees. Motion passed unanimously with corrections.

APPEALS PROCEDURE

Chairperson Correa read the appeals procedures.

NEW BUSINESS

Case: HB 15-47
Locations: 414 River St
Applicant: Tony Vastel & Kerry Kelly
Request: Certificate of Appropriateness to add new deck, reconfigure three windows (right side of the house), and replace defective siding.

Mr. Crowe summarized the request. Staff approved the window replacement, since the replacement windows were in keeping with the existing original windows. The addition of the 2nd floor open porch and the shortening of three windows on the north side of the building require Board approval. Shortening the kitchen windows will result in those windows still having a vertical appearance, while allowing for more cabinet space in kitchen. There are approximately four houses along River Street that have similar second story open porches, and about five other homes with screened-in second story porches. The proposed porch is compatible with design and appearance of similar structures. The applicant will minimize new elements for the porch, only new balustrades will be visible and new French doors will retain the same opening size as existing windows. Staff is recommending approval with the following conditions: work will be consistent with the submitted elevations and plans, and will include adding a second story open porch with balustrades above the existing first floor porch, and shortening three windows on the north side of the house.

Mr. Beaton asked if the applicant will leave the existing decorative shutters. Chairperson Correa advised that she didn't think the shutters were original with the house. Mr. Crowe answered that the shutters were shown on the elevations, so yes they would be left. He added that they could be removed as they were not original elements.

Ms. Rees asked if the bottom porch was staying and just adding a second story porch. Mr. Crowe responded in the affirmative.

Ms. van Rensburg asked with regards to aesthetics, with the 1st floor front porch being so simple in design will the applicant do anything to relate the two porches. Ms. Crabill said that the Bronson House bottom porch does not have railings but the second floor does. Mr. Crowe said that the railings on the second floor were necessary due to safety.

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There were no public comments, and the Chairperson closed the public comments portion of this item.

Motion by Mr. Beaton to approve staff recommendations: for work to be consistent with submitted elevations and plans, second story open porch with balustrades above existing first floor porch, and shortening of three windows on the north side. Motion seconded by Ms. Crabill and passed unanimously.

Case: HB 15-48
Locations: 214 S 4th St
Applicant: Michael & Laura Schoenberger
Request: Certificate of Appropriateness to add 12'X16' pre-fabricated wooden shed.

Ms. Scheonberger recused herself as she was the applicant.

Mr. Crowe said that the Board's policy on sheds is to either require compatibility of design and materials or as an alternative to allow for modern sheds with screening from public view. This shed would be located in the rear of the house, and would thus be mostly hidden by the house, an existing outbuilding along Laurel St., and nearby vegetation. Staff's recommendation is to make the shed more compatible with vicinity historic structures by using a steeper roof pitch (at least 7/12), horizontal exterior wood siding, and a white color; or in lieu of these changes the shed should be screened with fencing, vegetation, or trellises separately or in combination to opacity of at least 80%, as determined by staff during final inspection.

Ms. Crabill asked how the shed would be screened on the view from Oak Street. Mr. Crowe answered there is vegetation along that side of the property line that screens the shed from the street and neighbors' views. Ms. Scheonberger added that plan is to paint the shed the same color as the house. Ms. Crabill asked if shrubs will be located in the front of the shed as well. Ms. Scheonberger answered that the shed will be screened on all sides. Chairperson Correa advised that it would be nicer if it had roof line to the other shed as suggested so it would feel kind of compatible. Ms. Crabill asked if there were a reason why Ms. Scheonberger chose the shed instead of a higher pitch roof shed. Ms. Scheonberger answered it was what the company had in stock with the sheds being pre-made and the other shed was built by her husband and he is not in physical shape to build another shed, so they wanted to get something that was pre-built.

The Chairperson then closed public comments.

Motion by Ms. van Rensburg to approve staff recommendations: the roof design be designed to steeper pitch (at least 7/12), exterior wood siding be horizontal, not vertical, and be painted white; or in lieu of above, shed shall be screened with fencing, vegetation, or trellises separately or in combination to achieve an opacity of at least 80%, as determined by staff. Motion seconded by Ms. Rees and passed unanimously.

Ms. Scheonberger returned to the dais.

Case: HB 15-53
Locations: 616 Crill Ave
Applicant: Ronald & Margaret Watters
Request: Certificate of Appropriateness to add a 10'X12' pre-fabricated metal shed.

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Mr. Crowe informed the board that the proposed location for the new 10'X12' pre-fabricated metal shed is on the side of the house (along S. 9th St.), behind the existing garage. The shed would be screened by an existing fence and a proposed trellis. The shed's design is incompatible with the district, however the board has allowed for modern/incompatible sheds when they are largely screened. Staff recommends that the shed be made more compatible with vicinity historic structures with a steeper roof pitch (at least 7/12), horizontal wood siding used instead of metal, windows to have more verticality; or in lieu of these changes to utilize fencing, vegetation or trellis be used to screen the shed to an 80% opacity level, to be confirmed by staff.

Mr. Beaton asked what if any constraints were upon him as a noticed adjacent property owner. Mr. Crowe answered that is perfectly okay to speak as a citizen, and that there was no conflict of interest because he doesn't stand to gain anything from this action.

Ms. Crabill asked if there was any reason why a wooden shed could not be used instead of a metal shed.

The Applicant, Ronald Watters of 616 Crill Ave, said that he chose this metal shed because of the horizontal siding on the side, its verticality, and its tin roof and color which are both similar to the main house and garage. The manufacturer has a similar shed as was approved previously (the barn style) which did not blend as well with the house or garage with its architecture and vertical siding. He added that the shed would mostly be hidden behind an arbor and fence. He said that Mr. Crowe recommended a less utility-oriented design for the door, which will be provided through the use of a window.

Ms. Crabill asked how high above the wooden fence would you see the roof of the shed. Mr. Watters advised the arbor itself is a high as the shed, but the fence is six-foot tall so the roof line would show from the street.

Public Comments

The Chairperson then closed the public comments portion of this item.

Motion by Ms. Crabill to approve staff recommendation for fencing, vegetation or trellises be used to screen shed to an 80% opacity level, to be confirmed by staff. Motion seconded by Mr. Beaton and passed unanimously.

Other Business

Chairperson Correa opened the floor to nominations for the election of a Chairperson and Vice Chairperson.

Motion by Ms. Rees to nominate Ms. Correa to Chairperson. Motion seconded by Mr. Beaton and passed unanimously.

Motion by Ms. Rees to nominate Ms. Crabill as the Vice Chairperson. Motion seconded by Mr. Beaton and passed unanimously.

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Mr. Crowe advised the Board that the Code Enforcement Department Officer Laura Jones and Assistant Chief James Griffith were present at the meeting. Mr. Crowe explained that there were a few code enforcement questions at a previous meeting and he invited them to attend the meeting to answer questions.

Ms. Jones went over policy and procedures regarding code enforcement. She said that because of limited staff, code enforcement is mostly reactive versus proactive. Complaints are handled and can be forwarded by email and/or fax.

Mr. Beaton asked Mr. Crowe where we were with the grant for the historic survey. Mr. Crowe advised that he has heard nothing yet. Mr. Beaton asked if there was a time frame that the grants are awarded. Mr. Crowe advised that there wasn't a specific time frame provided to him.

ADJOURNMENT – meeting was adjourned at 4:53 PM.