

HISTORIC PRESERVATION BOARD
CITY OF PALATKA
Meeting Minutes July 7th 2016

The meeting was called to order by Chairperson Roberta Correa at 3:58 pm. Other members present included Lynda Crabil, Robert Goodwin, Meri Rees, Elizabeth Rensburg, and Larry Beaton. Absent members included Gilbert Evans Jr., and Laura Shoenberger. Staff present: Planning Director Thad Crowe and Recording Secretary Glenda Hinton.

APPROVAL OF MINUTES

No May Minutes were available & were postponed until August meeting.

APPEALS PROCEDURE

Chairperson Roberta Correa read the appeals procedures.

NEW BUSINESS

Case: HB 16-25
Locations: Property located southwest of the intersection of River & Morris Streets
Applicant: Normand Jutras
Request: Discussion regarding a request to the Planning Board: rezone and remove a portion of the parcel listed above from the Historic District Designation (South Historic District).

Mr. Crowe summarized the request with a brief description from the staff report, by saying the applicant and owner of these properties, Mr. Jutras, has requested the removal of this property from the South Historic District based on the claim that the property was incorrectly included in the historic district. This error pertained to the actual intent of the legal description to continue along the Morris Street right-of-way, not to continue the line straight down the rear lots of the properties fronting on the west side of Morris Street. Staff recommends approval of the removal of this property from the South Historic District.

Public Comments

Earl Wallace, 224 N 6th Street, Palatka, FL 32177 addressed to Board, noting that he had interpreted the current historic district boundary description. He described the path of the district boundary and confirmed its clear intent to run down Morris St. east of River St.

Motion made by Mr. Beaton and seconded by Mr. Goodwin to approve the request of the removal of this property from the South Historic District. All present voted, motion passed unanimously.

Case: HB 16-31
Locations: 416 & 422 Kirby St
Applicant: Henry & Tracey Lesky
Request: Certificate of Appropriateness to demolish existing shed, install fencing, and install new sheds.

Mr. Crowe said that the Applicants own both of the parcels located at 416 & 422 Kirby St., with 416 being the primary residence. The applicant would like to remove the existing shed currently located in the rear of 416

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Kirby St. It has deteriorated beyond the point of rehabilitation, and the applicant is requesting to replace it with a metal shed in the rear of 422 Kirby St. The property has two frontages, one on Laurel St. and also one on Kirby St. The main street frontage is on Kirby St. Previous approvals in the District have been granted for metal sheds provided they are screened by fencing and/or vegetation, and the fencing should be painted white picket fencing, wood, or with a material closely resembling wood. Staff recommended approval with the following conditions:

1. demolition of the existing shed is allowed;
2. 416 Kirby St. shed cannot exceed a size of 15 by 15 square feet;
3. 416 Kirby St. shed must be located within the rear yard of the house, not to extend beyond the line of the eastern and western walls of the house, unless the Applicant can document that the proposed location was the location for an historic outbuilding and the shed would be constructed to meet the standards of the next condition;
4. 416 Kirby St. shed shall include exterior horizontal siding, painted white or to the same base color of the house, and shall have a similar roof pitch, and if windows are included such windows shall be a similar appearance as to the main house's windows in terms of the shape and number of lites;
5. as an alternative to the condition above, 416 Kirby St. shed would not require architectural and exterior material compatibility if it is completely screened from adjacent properties and streets by fencing, vegetation, or both;
6. fencing must be wood or material that closely resembles wood, painted white, and must be picket fence along Laurel St. and the west property line;
7. 422 Kirby St. shall be approved for a metal shed not to exceed a size of 15 by 15 feet and must be completely screened from Kirby St. and from adjacent properties by fencing, vegetation, or both; and
8. fence and vegetation screening elements must be completed prior to construction or placement of the sheds, except in such areas that must provide access to the shed sites, and in such areas the screening shall occur immediately after shed installation.

Public Comments

Henry & Tracey Lesky, 416 Kirby St., said they agreed with Staff recommendations. Mrs. Lesky stated that it would probably be a couple of years before the wood shed on the 416 Kirby St. side was completed and that they would not install the metal shed at 422 until they had the screening in place. Mr. Lesky said that they would like to add a detached garage at some point in the future.

Ms. van Rensburg suggested that the applicants can bundle their future requests if desired.

Motion made by Ms. van Rensburg and seconded by Ms. Crabill to approve the request subject to staff recommendations. All present voted affirmative, motion carried.

Other Business

Mr. Crowe suggested that sheds and timeframes for approved actions need to be addressed, either by an ordinance change or on a case-by-case bases. Board members discussed the issue and the consensus was that more careful consideration should be given to shed height, views of surrounding property owners and scaled

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drawings to show the size of all buildings on property. Chairperson Correa suggested that timeframes for COA's be established and suggested five years versus an open-ended approval.

Mr. Crowe asked the Board if they would allow staff to review new in-ground pools administratively, provided there is appropriate screening and the pool is not visible from the public right-of-way. Chairperson Correa said that there has been some precedence as the Board has allowed pools in the past provided they did not take away from the historic integrity of the house, or appropriately screened. The Board consensus was to allow Staff to review swimming pools administratively.

With no further business, meeting adjourned at 4:49 pm.