



Historic Preservation Board Agenda September 1, 2016 - 4:00 PM

1. **Roll Call**
2. **Approval of the August 4, 2016 Minutes**
3. **Appeals Procedures**
4. **Old Business**
5. **New Business**
 - A. **Case:** 16-47
Location: 627 Crill Ave
Applicant: Coenraad van Rensburg
Request: Certificate of Appropriateness for addition of handicapped ramp on front of home, and shortening of rear window (South Historic District).
6. **Other Business**
7. **Adjourn**

Attachment A

HISTORIC PRESERVATION BOARD
CITY OF PALATKA
Draft-Meeting Minutes August 4, 2016

The meeting was called to order by Chairperson Roberta Correa at 4:02 pm. Other members present included Lynda Crabill, Robert Goodwin, Laura Shoenberger, Elizabeth Rensburg, and Larry Beaton. Absent members included Gilbert Evans Jr., and Meri Rees. Staff present: Planning Director Thad Crowe and Recording Secretary Ke'Ondra Wright.

APPEALS PROCEDURE

Chairperson Roberta Correa read the appeals procedures into the record.

APPROVAL OF MINUTES

Motion made by Ms. van Rensburg to approve the May 5th, 2016 & July 7th, 2016 minutes, seconded by Ms. Crabill, with minor corrections. Motion approved unanimously.

NEW BUSINESS

Case: HB 16-37
Locations: 301 River St
Applicant: Jonathan Griffith, Public Works Director, City of Palatka
Request: Certificate of Appropriateness for design of new water taxi terminal building, located at the south end of Riverfront Park (301 River Street), within the South Historic District.

Mr. Crowe summarized the request with a power point presentation. He noted that the applicant is departing from the design of the currently approved Certificate of Appropriateness, which resembles the simple red brick commercial vernacular buildings commonplace in the historic downtown area. The new design is more of frame vernacular style, linked to the dominance of this architectural style in the nearby Hammock neighborhood (South Historic District). The hip roof is a design feature commonly used in the District, as is the wrap-around and elevated L-shaped porch and horizontal exterior siding (fiber cement to closely resemble wood). As is appropriate for a boat terminal, the building fronts on the river and presents a dominant façade to this easterly direction and to the south, facing the boat ramp. Simple porch column and balustrades grace these facades with entrances emphasized by a modest gable with a pediment accented by shingles. Staff believes the structure is compatible with the numerous frame vernacular cottages found throughout the South Historic District, with several window additions and proper landscaping treatment.. Staff recommends approval of the new water taxi terminal building, located at the south end of Riverfront Park with the following recommendations:

- Add matching window to north façade, to provide for improved symmetry along this facade and soften the appearance of the “blank wall” effect;(a realistic-looking faux window can be utilized, but windows cannot be frosted;
- If opaque glass is utilized, screen window with strategic landscaping;
- Add window to west façade (between planned windows and door) to provide for improved symmetry along this facade;
- Provide foundation plantings including shrubs/hedge along all facades, and with interspersed taller plantings along the north and west facades;
- Consider use of fish-scale shingles in east and south façade pediments to provide nautical reference; and
- Include inset glass on west façade door.

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Public Comments

Jonathan Griffith, Public Director, City of Palatka, 201 N 2nd St, said that he was there to answer any questions of the Board. Ms. van Rensburg asked why the water taxi terminal building exterior material changed from brick to wood-related siding on the building. Mr. Griffith replied that the entire building design was re-evaluated and changed when the restaurant component was removed. This final design was developed by the City, the proposed water taxi terminal operator, and the architect.

Ms. Scheonberger asked if this building is smaller than the previous building. Mr. Griffith answered that the building is roughly half the size.

Mr. Beaton said he liked the architectural treatment of the River Street side. He asked if there would be any signs, and where the garbage enclosure would be. Mr. Griffith answered that no signs were proposed at this time and the garbage area will not be adjacent to the building, but will probably be close to the retention pond. Mr. Beaton asked if the design took into account a possible future restaurant. Mr. Griffith answered that at this time the City is not proposing a restaurant. Mr. Beaton asked if there will be other structures attached or adjacent to the building, for example a kayak storage building or an outdoor shower enclosure. Mr. Griffith answered that nothing is being proposed at this time. He added that any future café or restaurant would be located to the north of this structure. Kayak storage would be within the building, underneath the porch, or in a smaller building located to the southern perimeter. The City would come back before the Board for that type of structure. Mr. Beaton asked if there would be any archeological surveys done in conjunction with this construction, or had they been done already. Mr. Griffith replied that this site has been dug up multiple times, and did not recall any archeological report for this area filed to the Florida Division of Historical Resources.

Mr. Goodwin asked about the material of the columns. Mr. Griffith answered that the columns would be composed of wood material. He added that the City has not specified if the columns would be round or very simple six by six posts with not too much decoration. Mr. Goodwin asked if the porch was wide enough for rocking chairs. Mr. Griffith answered that rocking chairs would be on the east porch.

Ms. Crabill asked if palm trees could be used as columns, as they were used with other historic buildings. Mr. Griffith replied that he was open to the suggestion but asked for flexibility in the event that there was a structural or other problem in the use of palm columns. Mr. Crowe suggested that the Board's motion could give the staff the discretion to determine feasibility.

Ms. Scheonberger asked about exterior lighting. Mr. Griffith answered that the details for lighting have not been finalized, but definitely there will be lighting around the entrances and on the porch. There is lighting around the park already. Ms. Scheonberger asked if this facility would eliminate the need for portable restrooms at the riverfront. Mr. Griffith answered in the affirmative.

Chairperson Correa closed the public comments.

Motion made by Ms. van Rensburg and seconded by Ms. Crabill to approve the request of the Certificate of Appropriateness for design of a new water taxi terminal building, located at the south end of Riverfront Park (301 River Street) with the following conditions:

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1. add matching window or faux window, with non-frosted window panes, to north façade, and if opaque glass is utilized, soften appearance with taller landscaping;
2. add window to west façade to be placed between planned windows and door;
3. provide foundation plantings including shrubs/hedge along all facades and interspersed taller plantings along the north and west facades;
4. consider use of fish-scale shingles in east and south façade pediments to provide nautical reference;
5. include inset glass on west façade door;
6. widening the front porch section from 7ft to 10 ft if feasible; and utilizing palm trees as porch columns if determined to be feasible by Staff,. All present voted, motion passed unanimously.

Other Business

Mr. Crowe reported that the proposed removal of property located southwest of the intersection of River & Morris Streets did go to the Planning Board and at that meeting Board member and surveyor Earl Wallace indicated some confusion about the historic district boundaries. Apparently the National Register boundaries read differently than the local boundaries. Mr. Crowe advised that the request may have to come back before the Board at a later date as it was tabled at the Planning Board meeting.

Mr. Beaton requested that the Board review the approved plans for the outbuilding being constructed on Emmett Street at the next meeting. Mr. Crowe answered that Staff we could bring the plans to the Board for information purposes, however the Chairperson and Staff reviewed the approved and proposed elevations and they were similar enough to allow for the construction of the building. Mr. Crowe said this emphasized the need to limit the size of accessory buildings, so that they aren't almost as big as the principal structure.

With no further business, meeting adjourned at 4:25 pm.

Attachment B

Certificate of Appropriateness HB 16-47 627 Crill Ave..

STAFF REPORT

DATE: August 26, 2016

TO: Chairperson and Historic Preservation Board members

FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

This application includes the following requests: 1) shorten rear window; and 2) install wooden handicapped ramp in the rear of the house. Required public notice for this request included property posting and letters to nearby property owners (within 150 feet).



Figure 1: Property Location



Figure 2: front of home



Figure 3: west façade – proposed altered window & ramp in rear (right side of photo)

This historic structure is a single-family home, located in the South Historic District. Per Sec. 54-78(a) of the Palatka Code, under Article III Historic Districts, a Certificate of Appropriateness (COA) is required to erect, construct or alter a structure or sign located in a historic district. Per Sec. 54-78(g) Staff may approve actions that do not constitute ordinary maintenance but do not alter original historic features. Staff may also approve actions that resemble features that were originally on a structure or were likely to have been on such a structure, according to documented descriptions or photos of the structure in question or similar structures and also according to documented descriptions of a particular historic architectural style or building practice. This request does not fit into to either of these categories above, and thus must be reviewed by the Board.

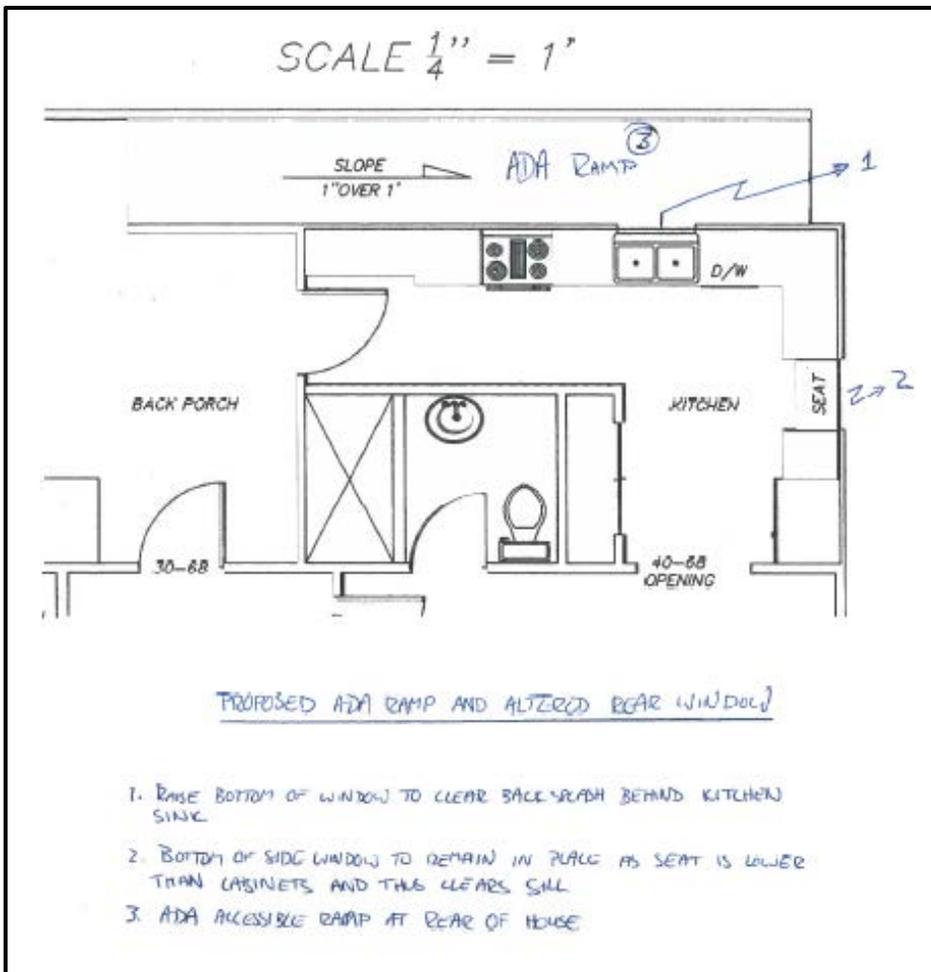


Figure 4: Renovation schematic

PROJECT ANALYSIS

The following section of the report evaluates the application in light of applicable COA review criteria.

1. Section 54-79(a), General considerations, requires the board to consider the design and appearance of the structure, including materials, textures and colors.

Staff comment:

- 1) **Rear window shortening** – as in other requests, a modern functional kitchen requires more wall space than is provided in historic homes like this. Shortening the window will allow for counter space. While interior considerations are not the purview of the Board, it is helpful to understand the practical issues of cases like this. As Figures 5 and 6 below show, the shortened window would have the same arrangement of panes and would retain its verticality.



Figure 5: Window before

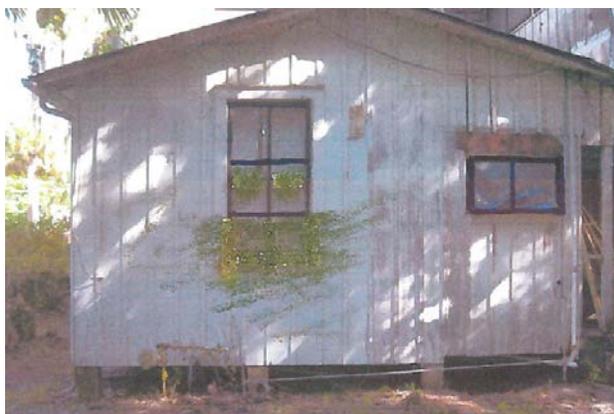
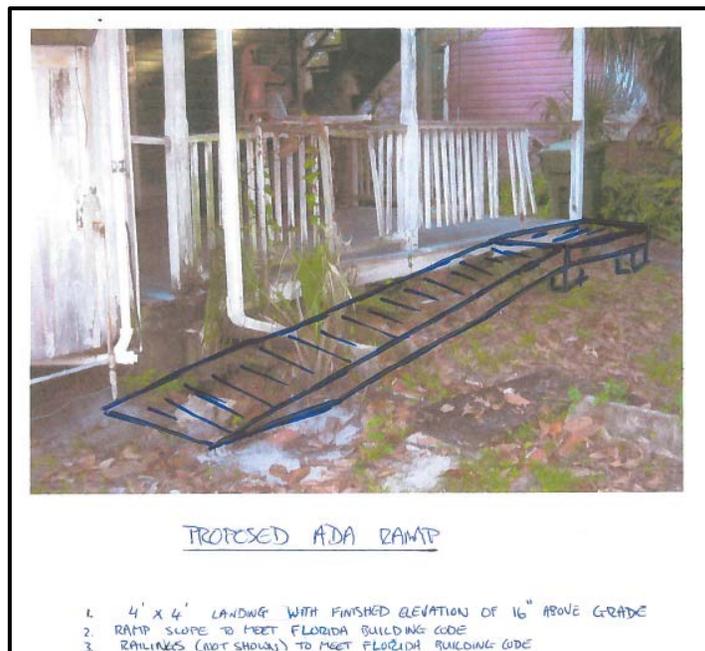


Figure 6 (above): Window after

Figure 7 (below): Ramp

- 2) **Walkway ramp** – while such ramps were not typically utilized in historic homes, they are also sometimes a practical necessity. The Applicant noted that “the ramp will be built at the rear elevation of the house and be manufactured out of wood and the maximum elevation of the ramp is less than 20 inches. The railings will be kept to an absolute minimum with no balusters to have a minimal impact on the house's appearance. No type of screening is to be installed.” As Figure 1 demonstrates, the rear property line and Morris St. property line are fairly well screened with vegetation, and the ramp will not be very visible from the neighboring properties and from Morris St., particularly as it is at ground level and not immediately apparent to the eye.



Section 54-79(a), General considerations, also bases issuance of COAs on conformance of the proposed work to the Secretary of the Interior's Standards for Rehabilitation.

Staff comment: applicable provisions of the Secretary of the Interior's Standards call for replacing building elements with like kind. The window shortening will still retains the verticality of the original windows on the side facades, and the ramp will utilize wood materials and limited railings. Furthermore, both features will be mostly screened from neighboring and public view.

2. Section 54-79(a) also requires that the decision include consideration to the immediate surroundings and to the district in which it is located or to be located.

Staff comment: the proposed changes are sensitive to the architectural character of the building and do not substantively modify the exterior appearance.

4. Section 54-79(b) requires that the board shall make each of the following findings to approve a COA:

(1) In the case of a proposed alteration or addition to an existing structure, that such alteration or addition will not materially impair the architectural or historic value of the structure.

Staff comment: the window shortening and ramp addition would not result in an impairment of the architectural and historic value of the structure.

STAFF RECOMMENDATION

Staff recommends approval of shortening the rear window and constructing the walkway ramp, COA HB 16-47, in keeping with the schematics presented by the Applicant, and with the understanding that the ramp present minimum visual impacts with simple railings. Recommend natural wood color for ramp so as to better blend in with the rear yard, as opposed to tying into the house color.