Historic Preservation Board Reschedule Meeting Agenda

October 25, 2016 - 4:00 PM

1. **Roll Call**

2. **Approval of the September 1, 2016 Minutes**

3. **Appeals Procedures**

4. **Old Business**

5. **New Business**

A.

Case:	16-53
Location:	810 Laurel St
Applicant:	Putnam County
Request:	Certificate of Appropriateness to replace existing manual scoreboard with a new 5-foot tall by 16-foot wide electronic scoreboard (changing sign).

B.

Case:	16-55
Location:	516 River St
Applicant:	Kenny Downs
Request:	Certificate of Appropriateness to construct an addition to rear carport of existing house (South Historic District).

C.

Case:	16-25
Location:	42-10-27-6850-0001-0260
Applicant:	Normand Jutras
Request:	Rezone and remove a portion of property (southwest corner of River and Morris Streets) from local Historic Designation (South Historic District).

6. **Other Business**

7. **Adjourn**

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE HISTORIC PRESERVATION BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS THAT INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, AT THE EXPENSE OF THE APPELLANT. F.S. 286.0105

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY BUILDING DEPARTMENT AT 329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

Attachment A

HISTORIC PRESERVATION BOARD
CITY OF PALATKA
Draft-Meeting Minutes September 1, 2016

The meeting was called to order by Chairperson Roberta Correa at 4:03 pm. Other members present included Lynda Crabill, Laura Shoenberger, Elizabeth Rensburg, Larry Beaton, and Meri Rees. Absent members included Gilbert Evans Jr., and Robert Goodwin. 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 Mr. Beaton to approve the August 4th, 2016 minutes, seconded by Ms. Van Rensburg, Motion approved unanimously.

NEW BUSINESS

Case:	HB 16-47
Locations:	627 Crill Avenue
Applicant:	Coenraad van Rensburg
Request:	Certificate of Appropriateness for addition of handicapped ramp on rear of home, and shortening of rear window (South Historic District).

Ms. van Rensburg advised the board that since her company is the contractor for this property, she would like to recuse herself from the case.

Mr. Beaton advised the board that as the property owner he would also like to recuse himself from the case.

Mr. Crowe summarized the request with a power point presentation. The reason for the requested window shortening is to allow for more counter space in the kitchen. The handicapped ramp is a fairly low level improvement and therefore will not be prominently visible. Criteria for consideration of these alterations include design and appearance factors including material, textures, and colors. While the window will be shorter, it will retain a similar appearance in terms of verticality and the pane arrangement. The rear ramp will be partially screened by vegetation and its low height. The alterations are minimal, and will not detract from historic structures and the surroundings homes. Staff recommends approval of the addition of handicapped ramp on the rear of home, and shortening of rear window with the following recommendations:

- The work shall be in keeping with the schematics presented by the applicant, with understanding that the ramp should present minimum visual impacts with simple railings.
- Utilize natural wood color for ramp so as to better blend with the rear yard, as opposed to tying into the house color.

<u>Public Comments</u>

Coenraad van Renburg, 310 N 3rd St, said that the window would not be replaced, but modified. As far as the ramp, the building code requires railings when a ramp exceeds 30 inches above ground level. This handicapped ramp will not reach 20 inches. The ramp will attract less attention with only a simple hand rail attached to the existing railing on the porch. The material of the handicapped ramp will be wood, and the Applicant is fine with

leaving the wood unpainted. He said that if the wood was painted the color main house color on the walking part and the railing would be painted white to match the house color.

Ms. Crabill asked if the house is white and the handicapped ramp is not being painted white, would the nature color stand out. Chairperson Correa asked what the exterior color of the house would be. Mr. Beaton replied white. Mr. Crowe said that if the columns and spindles would be white, then painting the ramp white would tie it to the house, and as a ramp is not an historic feature, it would detract from the historic structure. His suggestion was to not paint the handicapped ramp white, however if the board thinks differently that is their prerogative. He observed that an earth color would identify more with the grass and the ground more than with the white of the house. Chairperson Correa asked what would be the deck color on the porch. Mr. van Rensburg replied that it would be a dark grey color.

Ms. Crabill expressed concern that without railings someone could fall off the ramp. Mr. van Rensburg answered that because the handicapped ramp is less than 30 inches in height this should not be a problem. Ms. Crabill asked where the ramp would meet the porch And Mr. van Rensburg answered in the middle of the rear porch.

Ms. Crabill asked if the handicapped ramp could be seen from Morris St. Chairperson Correa answered yes.

Chairperson Correa closed the public comments.

Motion made by Ms. Rees and seconded by Ms. Scheonberger to approve the requested Certificate of Appropriateness for the addition of a handicapped ramp on the rear of home, and the shortening of rear window with the following recommendations: the work shall be in keeping with the schematics presented by the applicant, with the understanding that the ramp present minimum visual impacts with simple railings, and with a natural wood color for ramp so as to better blend with the rear yard, as opposed to tying into the house color.

Other Business

Ms. Rees asked Staff if he was able to follow up with the faux windows issue for the 414 River St. COA. Mr. Crowe answered that Staff has not heard back from the applicant and as far as he know that project is on hold.

With no further business, meeting adjourned at 4:15 pm.

Attachment B

Certificate of Appropriateness
HB 16-53
810 Laurel St.

STAFF REPORT

DATE: September 30, 2016

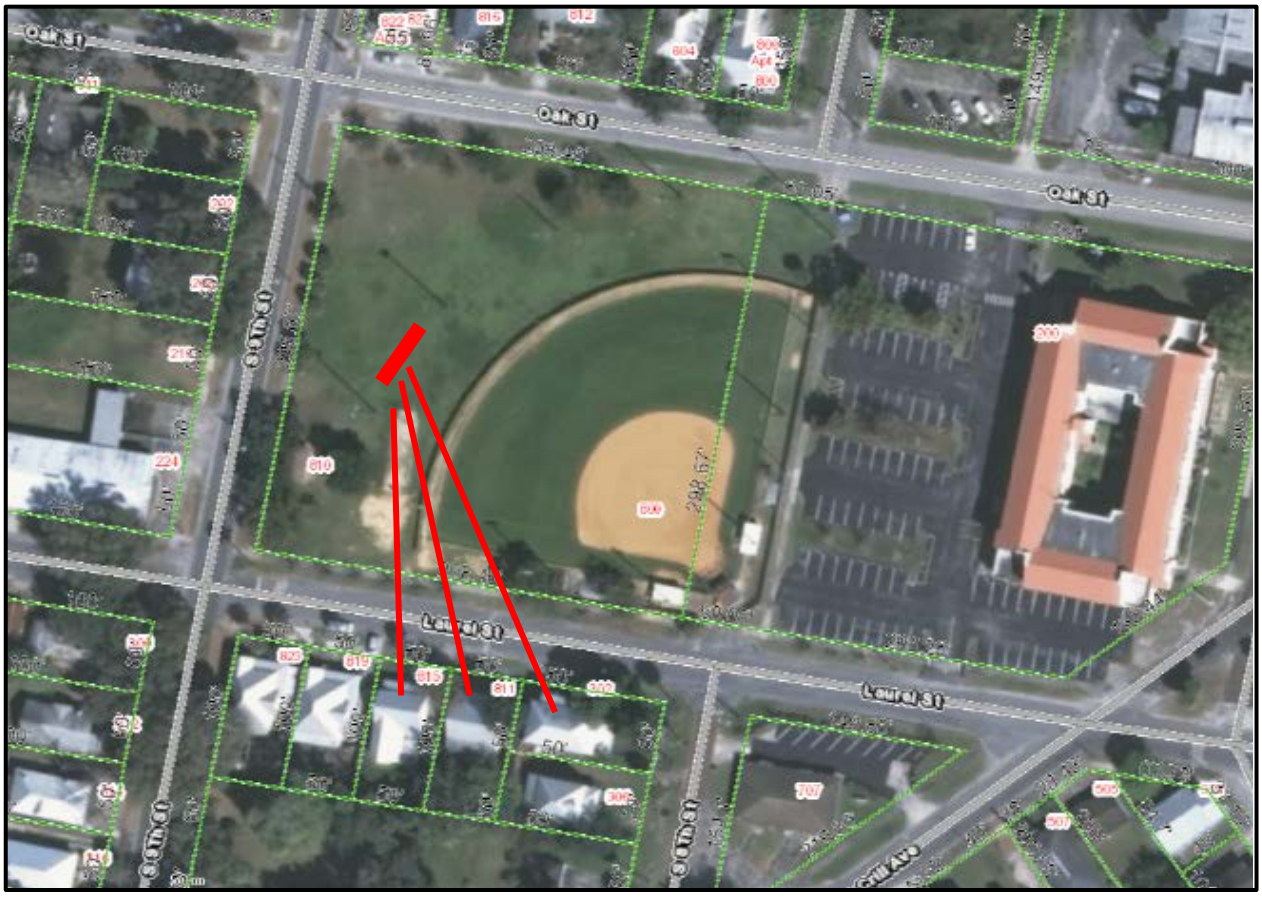
TO: Historic Preservation Board members

FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

This application is to erect signage in Rotary Park, specifically an 80 square foot electronic scoreboard. Required public notice included property posting and letters to nearby property owners (within 150 feet).

Figure 1: Property Location (red rectangle shows approximate location and orientation of sign – facing the infield). Red lines represent line-of-sight viewpoints from visually-impacted residences.



APPLICATION BACKGROUND

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. The property received a COA from the Board in 2011 for a wooden picket fence along the infield portion of the ball field along Laurel St. and on the west side of the Campbell Building parking lot. This fence was constructed according to approval conditions by the County Recreation Dept. and Peniel Church, which runs the girls softball programs held in the park.

In June, 2016 a representative of the local Rotary Club contacted Planning Staff and indicated that they had purchased this electronic scoreboard and wanted to install it in Rotary Park, replacing a manual scoreboard. Staff answered that scoreboards, manual or electronic, met the definition of a sign, as shown below.

> *Sign means any letter, figure, character, mark, plane, point, marquee sign, design, poster, picture, stroke, stripe, line, trademark or reading matter or illuminated service, which shall be constructed, placed, attached, painted, erected, fastened or manufactured in any manner whatsoever.*

Allowable signs are referenced either in the Sign Code or Zoning Code. Scoreboards fall into the category of changing signs, shown below. The standards shown in the definition are intended to regulate electronic signs with the intent of minimizing driver distraction and the visual impacts of bright signs in residential areas.

> *Changing sign means a sign such as an electronically or electrically controlled public service time, temperature and date sign, message center or reader board, where different copy changes are shown on the same lamp bank. Changing signs are allowed as permitted in chapter 62 and chapter 94, and shall not exceed 36 square feet in size. Changing signs shall display a message for at least eight seconds. Changing sign light emanation shall not exceed 0.3 footcandles measured from a preset distance that shall be determined by the following formula: Measurement distance = the square root of the following: the area of sign square feet multiplied by 100. Changing signs shall automatically adjust the sign's brightness in direct correlation with ambient light conditions and no scrolling, flashing, or other movement shall be allowed other than change of image. Changing signs not meeting the standards above that were properly permitted prior to February 9, 2012 shall be considered to be legal nonconforming signs and shall be subject to the standards set forth in section 62-95.*

The proposed scoreboard, which measures 16 feet wide by 5 feet tall, is shown below. It will be elevated with supports above the infield fence to a height of around 12'.

Figure 2: Proposed Scoreboard

PROJECT ANALYSIS

The following section of the report evaluates the application in light of applicable COA review criteria. Specifically, Sec. 54-79(b)(5) has specific criteria pertaining to signs, although these criteria are intended for signs on buildings. Sec. 54-79(a) has some criteria that can be utilized in reviewing this application as well.

Sec. 54-79(b)(5) - In the case of any proposed new or altered sign, that the sign will not materially impair the architectural or historic value of any structure to which it is attached, or any adjacent structure, and that such sign is consistent with the following provisions:

Staff comment: as the scoreboard is in the middle of a ballfield, it is not attached to any structure and therefore will not materially impair any structures directly.

a. **Within the district, signs protruding into or overhanging the public right-of-way are permitted subject to removal on 30 days' notice if the city actually requires the space for any public purpose. Such signs must be of a character and size consistent with maintenance of the district. Existing overhanging signs are hereby approved and will not require further board approval.**
b. **Rooftop signs are prohibited. Provided the business for which the sign is erected continues to function, existing signs violating this provision may continue in use for a period of five years. Upon application to and approval by the board, such existing signs may be permitted to remain in place for a longer period if the board finds that the sign is consistent with the district.**

Staff comment: not applicable.

c. **Whirling or flashing signs are prohibited, but may be installed as special exceptions, after application to and approval of the board, if the board finds that such sign is consistent with the block where it is to be erected. Existing whirling or flashing signs shall be subject to the same rules as are set out in this section for rooftop signs.**

Staff comment: current standards regulating electronic signs prohibit scrolling, flashing, or other movement other than change of image. Therefore whirling and flashing signs are prohibited and this criterion is met. These prohibitions can be reinforced in approval conditions.

d. **On application to and approval of the board, rules relating to the number and size of signs may be waived for grand openings, special sales, seasonal promotions, going out of business sales and similar occasions.**

Staff comment: not applicable.

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: the blue sign color is a good choice as it blends in with sky color. Of course the bright red digital copy is not compatible with the general earth tones of historic district vegetation and buildings, but as shown in Figure 1, the sign orientation limits the visual impacts to three homes on Laurel St. and the Campbell Building. Visual impacts of the digital copy are reduced by the street trees along Laurel St., and visual impacts of the large sign structure are reduced by street trees along Laurel, Oak, and S. 9th Streets.

- **Signs should be viewed as part of an overall graphics system for the building, and should work with the building, rather than against it.**
- **New signs should respect the size, scale and design of the historic building.**
- **Sign placement is important: new signs should not obscure significant features of the historic building.**
- **Sign materials should be compatible with those of the historic building.**

Staff comment: not applicable.

- **New signs should also respect neighboring buildings and should not shadow or overpower adjacent structures.**

Staff comment: while the digital copy and size of the sign are not in keeping with the characteristics of the historic district, it is more than 200 feet from these homes and will thus not immediately relate to them. The front of the sign with the digital copy will only be visible from three homes: 302 S. 9th St. and 811 and 815 Laurel St. Figure 1 shows that there are already several trees that help to screen out the sign from some of these homes, and additional tree planting will further help to screen the sign.

Figure 3: Looking at sign location from 302 S. 8th St. – the neighboring houses to the left/west are mostly screened from the sign by trees, however it appears that the open area would result in visual impacts to 302 S. 8th St.

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 Applicant has indicated that the scoreboard will only be utilized during the girls softball season, which this year was between February 2 and April 21. The Peniel Baptist Church Lady Warriors played just two games at Rotary Park during 2016, and Staff has no information regarding other games played at this venue. It is Staff's opinion that the proposed signs will not have an adverse impact to adjacent properties and to the district as a whole due to the relative infrequency of their use and visual screening provided by existing and proposed trees.

STAFF RECOMMENDATION

Staff recommends approval of COA HB 16-53 with the following conditions:

1. applicant shall procure required sign permit from the City;
2. scoreboard use limited to softball season, from January 1 to May 1, with not more than two games per week;
3. sign shall conform to submitted graphic representations, including blue color, maximum size of five feet in height by 16 feet in width, and light level of 2.8 footcandles;
4. sign height limited to 15 feet above grade;
5. back of sign shall not be used for advertising purposes;

6. only game-related scores and statistics, sports-related information, public service announcements, and team sponsors may be displayed on scoreboards;
7. scoreboard shall only be utilized during games;
8. no scrolling, flashing, or other movement shall be allowed other than change of image; and
9. two additional trees shall be planted within the Laurel St. right-of-way across from 811 Laurel St. to assist in visually screening the scoreboard from the Laurel St. residences.

Attachment C

Certificate of Appropriateness
HB 16-55
516 River St.

STAFF REPORT

DATE: September 30, 2016

TO: Historic Preservation Board members

FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

The request is for a Certificate of Appropriateness to construct an addition to rear carport of existing house (South Historic District). Courtesy public notice included property posting, and letters to nearby property owners (within 150 feet).

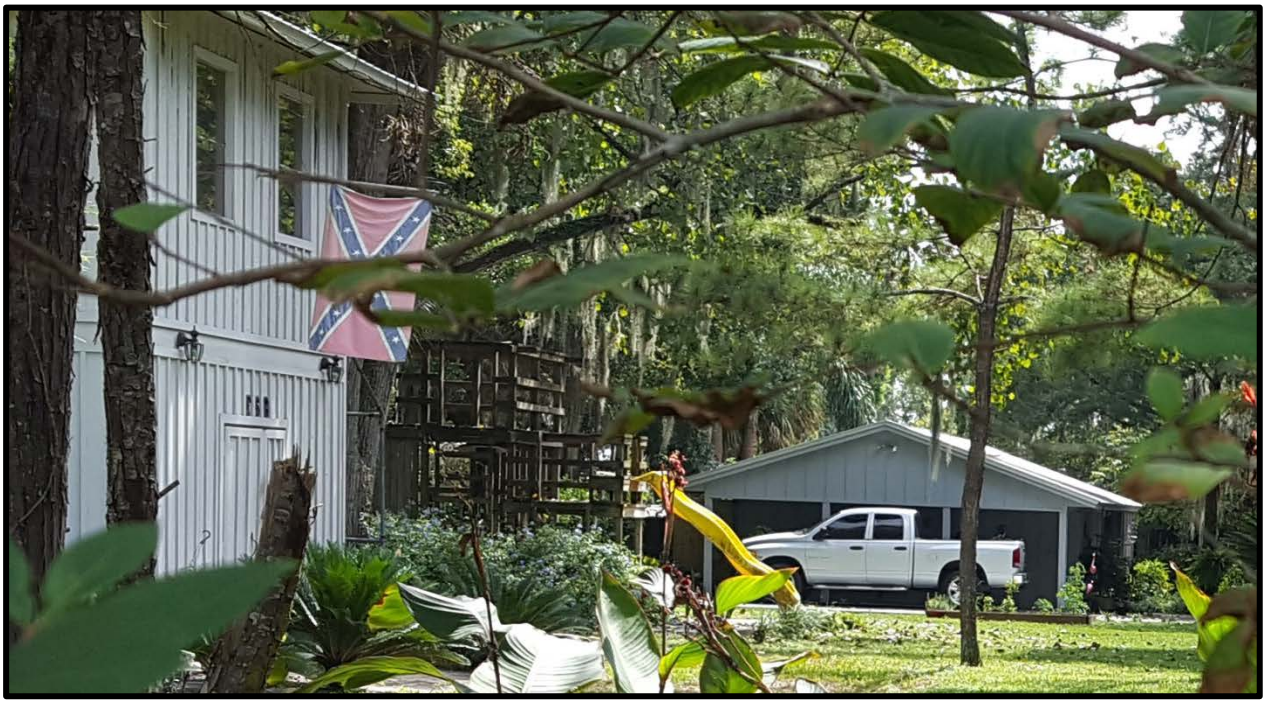
Figure 1: Property Location

APPLICATION BACKGROUND

This structure is a noncontributing single-family home built in 1985 and is located in the South Historic District. The Board in 2013 in two separate actions approved conversion of the existing rear garage into interior space (two bedrooms), construction of a new garage to the rear of the converted garage, and a 744-square foot, second-floor addition to this two-story home, and . The proposal is to. The Applicant will remove the current side-facing garage doors, replacing them with a wall, and install four windows, two on each side. The new garage will have garage doors facing Emmett St. New windows and exterior walls will match the existing house, continuing the board-and-batten wall appearance.

Per Sec. 54-78(a) of the Palatka Municipal 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. The proposal is to construct a carport addition to the garage at the rear end of the house.

Figure 2: house from front side / River Street (garage is in rear, 2nd floor addition is seen on the right)
Figure 3: rear of house from Kirby St. accessory unit on left, and garage to right



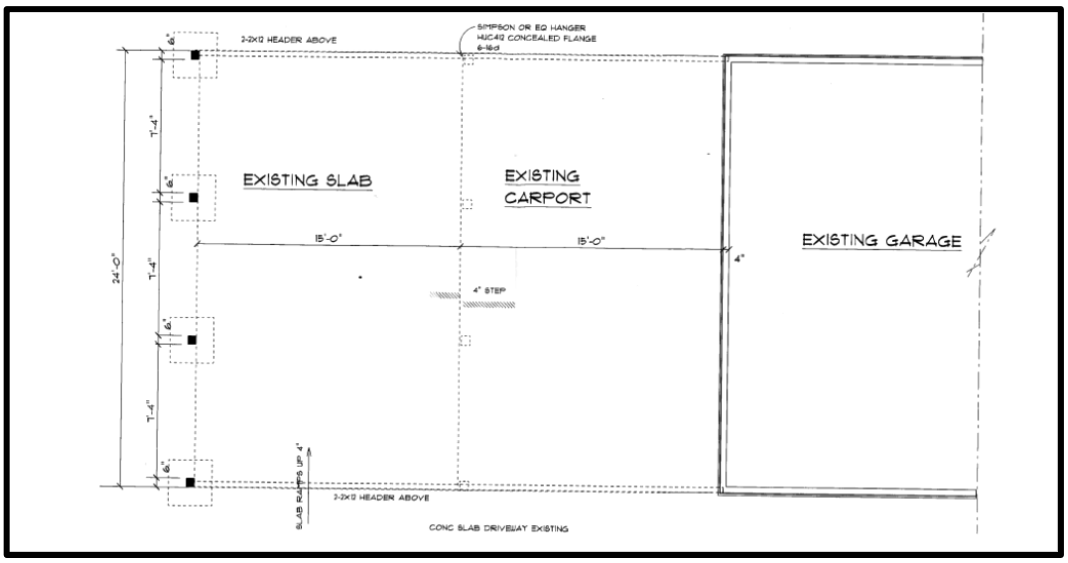
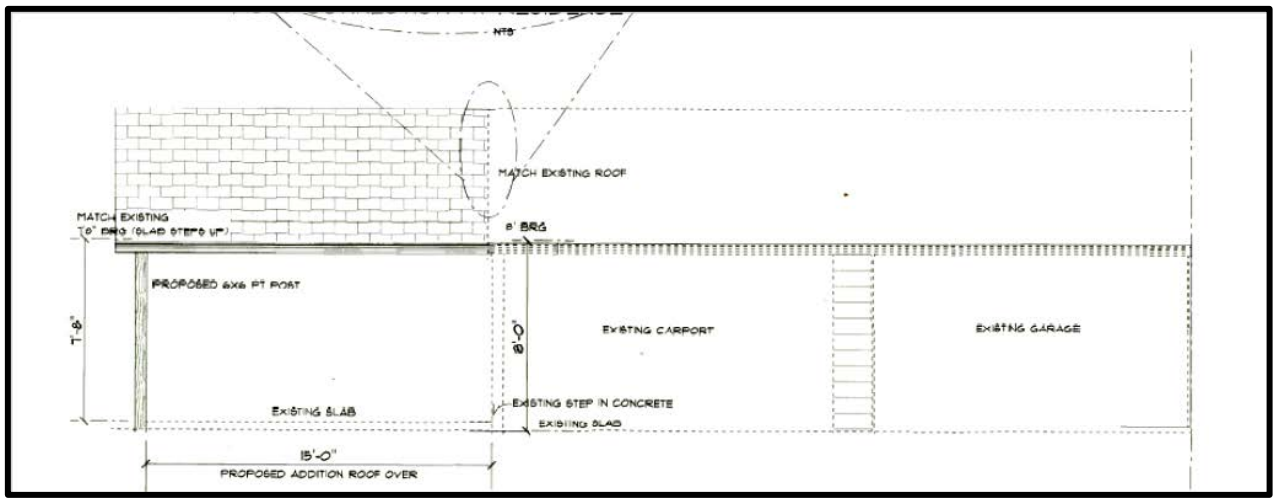


Figure 4: new carport to be built on existing slab, on left.
Figure 5: new carport is on left, supported by corner posts – roof will match existing roof



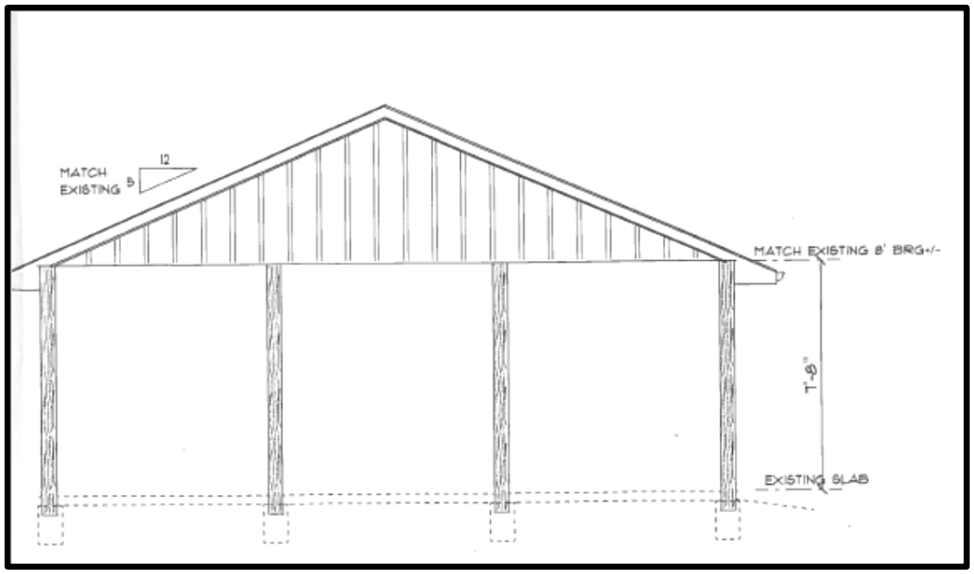


Figure 6: new carport from rear – will match current carport appearance (see Figure 3)

PROJECT ANALYSIS

The following section of the report evaluates the application in light of applicable COA review criteria from the City's Municipal Code.

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: the applicant is utilizing similar exterior materials for the carport addition including vertical siding in the carport gable, wood posts, and metal roofing.

2. *The decision to issue or not to issue the certificate shall be based on the conformance of the proposed work to the Secretary of the Interior's Standards for Reh*abilitation.

Staff comment: The Secretary's Standards do not have a stand-alone section on new construction; therefore the excerpts below pertain to new additions to historic buildings, which is somewhat similar to evaluating new homes in historic areas.

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.

Designing new additions in a manner that makes clear what is historic and what is new. (Addition should be) clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Staff comment: the design of the addition will replicate the existing architecture, which is a sort of modernistic Cracker style. It will replicate the appearance of the existing carport. As it is located in the rear of the home behind plentiful vegetation, it will barely be visible from Kirby St. and surrounding residences.

Consider(ing) the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building.

Again this is a non-contributing home which fits in well among the eclectic grouping of historic River Street homes. The addition replicates the existing carport.

STAFF RECOMMENDATION

Staff recommends approval of COA HB 16-55 as presented in the submitted schematics with similar post/supports, gable with vertical wood siding, and metal roof to the existing carport.

Attachment D

South Historic District Boundary Adjustment (Removal)

Case # 16-25

Property Located at southwest corner of River and Morris Streets

STAFF REPORT

DATE: September 30, 2016

TO: Historic Preservation Board members

FROM: Thad Crowe, AICP
Planning Director

SUBJECT: South Historic District Boundary Adjustment

APPLICATION REQUEST

The Applicant and owner of these properties, Mr. Normand Jutras, has requested the removal of this property from the South Historic District based on his claim that the property shown below was incorrectly included in the historic district. Staff previously presented the argument to the Historic Preservation Board that 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. However after meeting with Surveyor (and Board member) Earl Wallace, Staff has determined that the documents provided to Mr. Wallace were not the Municipal Code boundaries of the district, but an alternative boundary description error provided by the Applicant. This error was made by Staff, namely the Planning Director. The Municipal Code version of the South Historic District boundaries are in fact accurate in what is described, which is a boundary that differs from the South Historic Community Redevelopment Area district. This is not the only such discrepancy, as the North and South Historic District boundaries are close, but do not match (see map on next page with CRA and historic district boundaries). There are actually three properties that are in a historic district but NOT in a CRA district: the Boathouse at 411 Mulholland Dr., the undeveloped property at the northeast corner of Bronson & N. 4th Streets, and the subject property at River or Morris. (There are also many downtown properties in the Downtown CRA district that are not in a historic district, but this is a different scenario as there is no downtown historic district.) All three of these properties are also on the fringe of the historic district. Therefore if one is taken out, then logically the others could too. This may not be a big impact on the historic districts, but it would result in the lack of design review on properties that are adjacent to and visually related to historic district properties.

Figure 1: Property Location

Figure 2: Property from River St., looking west. Property is on left hand side of road – note drop-off into forested wetland area.

As stated in the previous Staff Report, Sec. 54-77 of the Municipal Code (Planning) addresses the creation of historic districts. There are no provisions in this or other sections of the Historic Preservation Ordinance that address the removal of properties from historic districts. However Sec. 94-156 of the Municipal Code (Zoning) defines the HD (Historic District) zoning as an overlay district on the underlying conventional zoning. Rezoning is the purview of the Planning Board, but one of the rezoning criteria requires a recommendation to the City Commission from the Historic Preservation Board. The Board recommended approval of this application at their July meeting, but that approval was based on the inaccurate reasoning that the Municipal Code boundary description was flawed. Therefore this matter is being

brought back before the Historic Preservation Board, and both Boards' recommendations will be forwarded to the City Commission which will take final action on this application. At their September 6, 2016 meeting, the Planning Board recommended approval of this request, with a 6-1 vote.

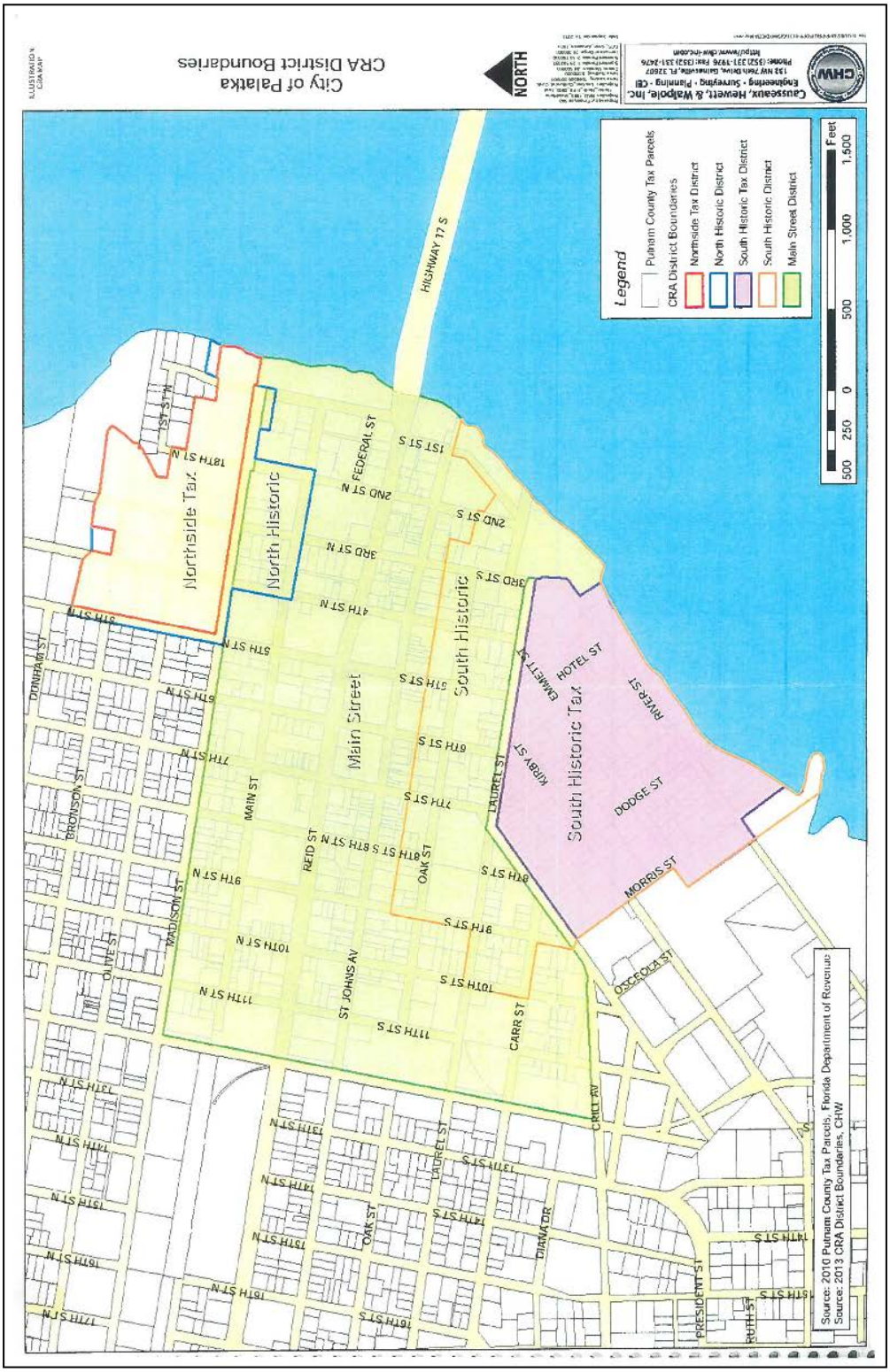


Figure 3: CRA and Historic District Boundaries

APPLICATION ANALYSIS

The criteria for National Register designation are repeated verbatim for local designation in Section 54-77(2) of the City's Municipal Code. Staff has interpreted that at least one of the following criteria must be met for both local and national historic designation.

The historic district or site recommended by the board shall be one possessing particular historic, architectural or cultural significance, which:

a. Is associated with events that have made a significant contribution to the broad patterns of our history;

Staff Response: Staff's previous determination was that the property is part of the old Wilson Cypress Mill but did not include any remnant historic structures. Staff revisited this assessment with an evaluation of the Sanborn Maps, after hearing public input at the last Planning Board meeting that there was a service station on the subject property. Figure 3 below, the 1913 Sanborn Fire Insurance Maps, shows that there were a number of buildings on this property, further to the west, mostly associated with timber off-loading for the Mill (although there was also an office of the U.S. Army Corp of Engineers, in the building labelled "OFFICE" in Figure . Morris St. is not shown on this map, but it is at the very corner right and top of the map. There is a small building located on the south side of River St., which appears to be on the subject property. The building is labeled "Auto" and was most likely an auto repair shop/service station. Therefore Staff reverses the previous assessment that there were no structures on this property. However Staff does not have any documentation that asserts that this building had any historic, architectural, or cultural significance.

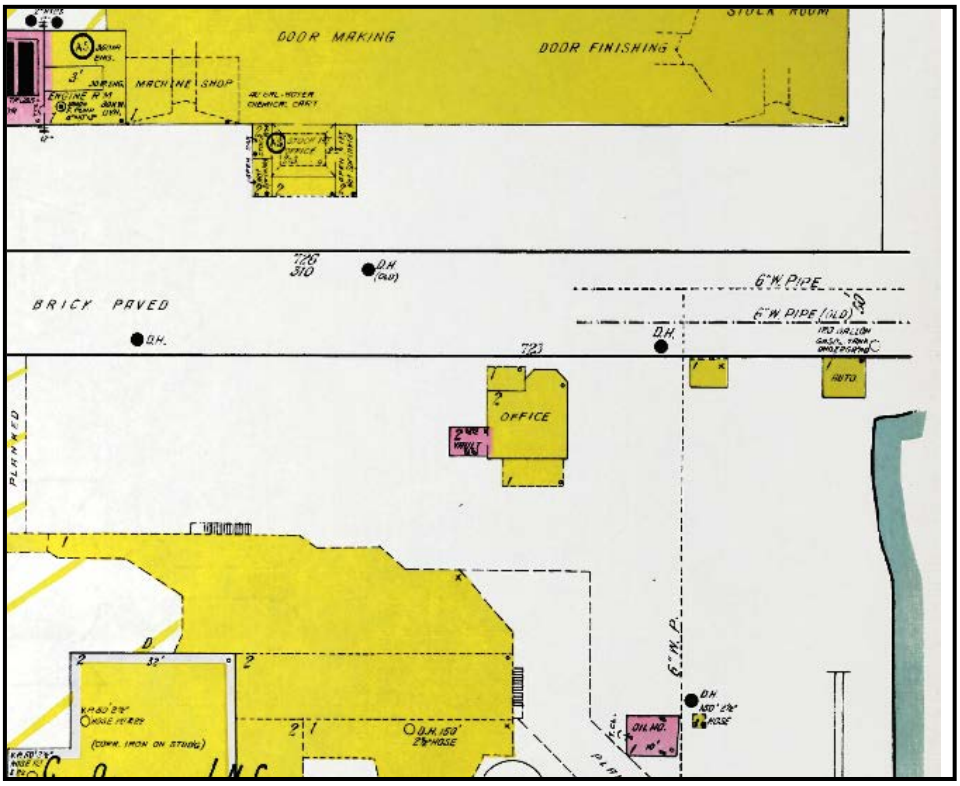


Figure 3: 1915 Sanborn Fire Insurance Map of Palatka-River St. is the street running left and right, and the Morris St. right-of-way is shown in the top right of the map

b. Is associated with the lives of persons significant in our past;

Staff Response: Staff does not have any documentation that associates this specific property with the lives of significant persons.

c. Embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

Staff Response: not applicable.

d. Have yielded, or may be likely to yield, information important in prehistory or history.
Staff Response: Staff is not aware of any information associated with this property that is important in prehistory or history.

The following rezoning criteria were addressed by the Planning Board, which again approved the request.

a. Whether the proposed change is in conformity with the comprehensive plan.
Staff Response: The Comprehensive Plan's historic preservation-related GOPs pertain to the identification and protection of clearly identified historic resources. The policy below indicates that development projects within historic districts should receive a higher level of review in regard to impact on historic sites, which could include neighboring historic properties on River and Morris Streets.

Comprehensive Plan Future Land Use Element Policy A.1.5.3

Proposed development projects shall be reviewed at the time of issuing a building permit to determine potential impacts on known historic sites. Where such construction or other development activity may impact adversely on a historic/archaeological site, the proposed development must provide sufficient buffering (spatial separation, physical wall, or other method approved by the City Planning Board) before a permit is issued.

b. The existing land use pattern.
Staff Response: not applicable.

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
Staff Response: since this smaller piece of property is part of a larger tract of land, joining it with its parent tract of land that is not in the historic district will not be creating an isolated district.

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
Staff Response: not applicable.

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
Staff Response: the only justification for this existing district boundary is the higher level of required compatibility for future development, since development on this property could have visual impacts on the adjoining residential properties.

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
Staff Response: conditions have not changed that make this amendment necessary (or unnecessary).

g. Whether the proposed change will adversely influence living conditions in the neighborhood.
Staff Response: it is possible (but not certain) that removing this property from the historic district would adversely influence living conditions in the neighborhood. This change will not affect the underlying zoning (low density single-family) and the Future Land Use Map designation of Residential Medium. However as noted, this change would provide less in the way of historic district design review to ensure compatibility with vicinity historic structures.

h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
Staff Response: not applicable.

i. Whether the proposed change will create a drainage problem.
Staff Response: not applicable.

j. Whether the proposed change will seriously reduce light and air to adjacent areas.

Staff Response: not applicable.

k. Whether the proposed change will adversely affect property values in the adjacent area.

Staff Response: cannot be determined.

l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

Staff Response: cannot be determined.

m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Staff Response: this change would not be a grant of special privilege since there is a public purpose of making the CRA and historic district more coterminous and also of removing the split zoning of the property.

n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Staff Response: there are not any reasons why the property cannot be developed under existing zoning. There is an added layer of design review, but this is not an unreasonable burden, since multiple vacant and potential redevelopment properties are also subject to the same review.

o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

Staff Response: not applicable.

p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

Staff Response: not applicable.

q. The recommendation of the historical review board for any change to the boundaries of an HD zoning district or any change to a district underlying an HD zoning district.

Staff Response: a recommendation is requested from the Board.

SUMMARY AND STAFF RECOMMENDATION

Even with the correction of the record to indicate that the boundaries were accurate and that there was a building on the property in historic times, Staff has not found any historic, architectural, or cultural significance associated with the property. While Staff recommended denial of the request to the Planning Board, this was based on rezoning criteria that showed that while the removal of this portion of property from the South Historic District "trues up" historic district and CRA boundaries, removes split zoning, and does not grant special privilege, it does not meet other criteria in that the property can be developed under the current zoning, removal from the historic district could present negative visual impacts to adjacent historic properties due to the loss of heightened design review, and removal would also justify the removal of the previously-mentioned two other properties that are in the historic district but not in the CRA district. Upon weighing the "pros and cons" the Planning Board voted 6-1 to recommend approval of this request. The Historic Preservation Board is limited to the historic preservation criteria, which supports this request. Therefore Staff recommends approval of the request.