

Historic Preservation Board

June 3, 2010

Minutes & Proceedings

The Historic Board was called to order by Chairman Robbie Correa.

The following members were present: Lynda Little Crabill, Larry Beaton and Mark Miles. The following member was absent: Robert Goodwin and Vicki Mast.

Staff present: Director of Building & Zoning Debbie Banks and Recording Secretary Deena McCamey.

Approval of Minutes - Motion made by Mr. Miles to approve the May 6, 2010 minutes with second by Mr. Beaton. All those present voted affirmative, motion passed.

NEW BUSINESS

Case HB 10-23

Address: 429 Kirby St

Applicant: Southside Historic Neighborhood Association

Request: For a Certificate of Appropriateness for a mural.

Michael Gagnon, 703 Emmett Street, addressed the Board stating the mural has been completed. He said the concept started in 2005. When he was appointed as the Mural Committee Chairman by the Membership in 2009, they proceeded to gather contacts and interviewing muralists for painting of the mural. The SHNA (Southside Historic Neighborhood Association) got the budget approved from the CRA and the Commission also approved the mural, so the SHNA proceeded. Mr. Gagnon stated the SHNA were remiss as they found out later they were required to have a COA (Certificate of Appropriateness). The SHNA made the assumption that "City owned buildings" or "Public places" did not require this process and that nobody ever spoke to the SHNA about it until after completion, when Ms. Correa received an email from Ms. Hearn (the City Code Enforcement Officer), she then addressed it immediately and applied for a COA and here they are.

Discussion- Ms. Crabill stated it is a beautiful rendition of the periods and as a member of the Conlee Snyder Mural Committee, she was there at the dedication. She said it is well done and it's a nice depiction of scenes of the neighborhood.

Mr. Miles stated he assumes the Committee at this point understands that where ever and whenever you apply a mural you have to get approval.

Mr. Gagnon stated yes they do.

Motion- made by Mr. Miles to approve. Seconded by Ms. Crabill. All those present voted affirmative.

Other Business- Continuation of the Paint Color Chart workshop.

Ms. Banks stated that since the last meeting she had been in touch with the State of Florida making sure that they did not have any issues with the City becoming more restrictive by developing a "Paint Color Chart" for the Historic Districts. She spoke with Michael Zimney, who is with the Florida State Bureau of Historic Preservation, who said the State had no issues with what the HPB (Historic Preservation Board) wanted to do and suggested they talk with Sanford and Saint Augustine, who were already restrictive, which she also included copies of their Ordinances as well as Mount Dora and a copy of the City of Palatka's guidelines in their packets.

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Discussion- Ms. Crabill said that they need to decide to what extent they want to make this more restrictive or not.

Ms. Correa said that she had an estimated count of at least ninety-five residential historic districts in Florida and two out of the ninety-five have restrictive paint choices.

Ms. Banks corrected Ms. Correa saying that Mr. Zimney stated the two he spoke of was what came to his mind at that time.

Mr. Miles stated there were many more in the State.

Ms. Crabill said the Board needs to make this fit Palatka and their historic style. She said that historic homes throughout the country have many different color combinations depending on what area they are from.

Ms. Correa asked if the Board should have this discussion without the rest of the other Board members.

Ms. Banks said it's something the Board needs to decide. She also said that she notified the Commission and solicited their comments and none of them responded, so whatever recommendation you make to them, they will have to respond when it goes before them.

Ms. Correa said to get to that point, is the Board going to vote as to proceed and vote to have a "pre determined paint palette," can the Board have an actual vote for that.

Ms. Banks said you have a quorum, you can proceed.

Mr. Miles said he wanted to point out the City already has a number of significant sentences already in the "Palatka Guidelines" AKA the "Green Book." On the first page it states there are approved color charts available at the Building Department. He asked Ms. Banks is that the case?

Ms. Banks said the Building Department has had color charts for a long time, but they have changed so much over the years and they keep changing so much the Department cannot keep up, we just have people bring in paint samples on Historic Paint Color charts to us now for approval or disapproval. She said this was the policy that were adopted years and years ago.

Mr. Miles said it says we already have one.

Ms. Correa said it also references some particular companies as recommendations.

Mr. Miles said that the Board has already decided they would not reference companies. He also said under the Standards Review Guidelines Certificate of Appropriateness on Page eleven, under Alterations and Additions, it says "the design of the material must be compatible to the original in terms of color." He said the definition of "Original" may require the forensic investigation to determine what the "Original Color" was.

Ms. Correa said that comes directly from the Secretary of Interior Standards Guidelines under basic alterations and additions information.

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Mr. Miles said that it further followed up on page fourteen that says attempt to discover the historic paint colors and finishes of that structure and that all painting application except repainting with the same color must be presented to the Board.” He said in his opinion it is pretty much covered already, it sounds like the wording is already in our documents perhaps with the exception of the need to remove specific manufacturer names. It says the City will have a “Paint Chart,” it says the homeowner must do forensic investigations and it also suggests that the homeowner can use the same color to repaint with if previously approved by the Board. He would like to have that line removed because in some cases that may not be historically appropriate because of some past allowance of them being allowed to paint a non historic color. He said the goal is to try to get the neighborhoods proper and historically correct. He said he didn’t believe the Board needs to do anything major to get to what they want to reach a goal.

Ms. Correa said basically it says the homeowner will need to investigate what the actual/original color was and that all color choices will need to come before the Board for approval, which she said she does not have a problem with because the Board is not telling them to choose from a specific palette.

Mr. Miles said except when you paint the same color.

Ms. Crabill asked if the Board can put in a date like after 1980.

Mr. Miles said “No,” he said he didn’t think it would be appropriate because if they painted in nineteen eighty-two it would need a paint job by now first of all and second of all it may have been painted the wrong color in 1982.

Ms. Crabill said that’s what she means, after 1983, if the homeowner paints their house the same color after it was approved when the Board was formed then they will not need to get approval.

Ms. Correa said she agrees with Mark. The Board should remove the sentence about repainting the same color that had been previously approved because the Board then may not have been knowledgeable of historical colors for the periods of time. She said it would be best to remove the whole sentence and start fresh.

Mr. Miles said that by doing this it does also require the Board to have a chart in the Building Department. It will be the Board’s task in the next workshop to assemble a chart, because he does not expect the staff to have that responsibility of saying yea or nay unless it’s one of those approved colors that the Board determines may be correct and perhaps by era as well.

Ms. Correa said the Guidelines do not say there is to be an approved color chart, it says that every time the homeowner paints their house in a Historic District they would have to come in front of the Board for approval.

Mr. Miles said it says on page one there is a chart in the Building Department.

Ms. Correa said the approved color charts they are referencing are the companies’ color charts. If the Board takes those choices out, then that would need to be reflected on page one of the City’s Guidelines.

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Mr. Miles said he didn't mind page one staying as is, he does see some revisions on page fourteen in the City's Guidelines, specifically regarding the manufacturer names.

Ms. Correa said again that's what is being referred to as color charts plural on page fourteen, so if the Board leaves page one as is, what is it referencing specifically. The Board comes up with multiple color charts?

Mr. Miles said if the Board chooses to do it by era "yes" the Board will have to do that, but if the Board has one simplified chart that would generally cover all eras and if the Board can get it to that point, that would be wonderful and he thinks it is possible to do it. If the majority of the Board feels they should do a chart by era it will be a little more work but he is willing to do it so, there would be a chart from 1900 to 1920 and 1920 to 1930 and so on. He also said historically it would probably be best if the homeowner did the forensic work.

Ms. Correa agreed but there is a cost factor with doing the forensic work.

Mr. Miles said yes there is and sometimes those are inconclusive. He also said it appears there is not a lot of modification, it just needs some tweaking, and it needs the Board to commit and produce the charts for the Building Department and that will make ease for application.

Ms. Banks asked when you come up with this chart and we have it for the homeowners and as long as the homeowners pick from the chart they will NOT need to come to the Board for approval and is the Board going to still want to see color combinations.

Ms. Correa asked if the homeowner is going to need to attempt to see the actual historical paint color of the structure.

Mr. Miles said the Board can make that recommendation, that is what the State does, they recommend forensic work to find the original color.

Ms. Correa said the State also recommends the homeowner to use historical palettes, too, they don't tell you what colors to use. She said she would rather word it to say the Board recommends they do the forensic work, instead of saying the homeowner must do the forensic work.

Mr. Miles agreed.

Ms. Correa said this is going to take a lot of investigating since there are several eras of homes in the two districts, also there is some effort for the Downtown District to come up with a standard chart too. It would be nice to incorporate a standard reference for Downtown and both Historic Districts to use. So the Board will need to come up with something more holistic that everybody can use even though they may need to come to this Board, just again for the reference.

Mr. Miles said he believes this can be done if the Board members are prepared to do it they can set up the tables in the middle of the Commission room and the Board members can bring in every historic color chart that they can get their hands on and lay them all out. He said he doesn't care if it is approved by a voting system or an numbering system or some method where Board members pick their twenty favorite base colors which there are already ties to recommended accent colors in many cases from manufacturers. So that will ease the pain for those selections. Then all the Board will need is a poster board to apply the chosen color chips to the center and draw the lines that go with the

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appropriate accent and trim colors and then it is done. Then Staff won't have to make any decisions. Either it comes off the chart or they go to the Board for approval, or they can do the forensics if they so choose to.

Ms. Banks asked will the forensic supersede the paint color chart.

Ms. Correa said "yes" it will, even if the color is not on the chart.

Mr. Miles said if it is a proper forensic he said he would go along with it.

Ms. Crabill asked first what is the Board going to consider a proper forensic. Second is Staff going to give the names of the manufacturers and their colors (for the paint chart) to give the homeowner a color chip so they can go anywhere and get it matched?

Mr. Miles said the paint chips can be numbered one through twenty and Staff can look it up and tell the Homeowner what the paint name and number is, but the homeowner does not have to go to that manufacturer to get the paint color, they can anywhere and get it as long as it matched.

Ms. Crabill said that's what she meant. Is there going to be a piece of paper with the colors that they can take to any manufacturer and say they want to match that color.

Mr. Miles said that he thought that could be easily done.

Ms. Banks said once the original color has been copied through a copier the color then changes.

Mr. Miles said Staff will need multiple copies from the manufacturer's brochures.

Ms. Correa said she is uncertain what makes the Board members experts. She said she understood that the Board members are volunteers and they all have an interest and or knowledge in Historic Preservation to some degree but how is the Board competent to make decisions about era colors specific to house designs.

Mr. Miles said the gentleman that spoke to the Board at last month's meeting said it was easy.

Ms. Correa said she happened to have an old color chart from Sherwin Williams® from the 1920's and when you look at their paint color chart for arts and crafts and bungalow homes those colors are totally different and those are their own colors from that era. How did they determine what was appropriate since they are so very different. She said what concerns her is it's not what the Board likes, it's what is historically approved.

Ms. Crabill said the Northern colored homes are a lot different than the Southern colored homes and with the intensity of the sun and the weather it would be very difficult to determine the right color and not have it as a preference. The Board should not choose by the Board's personal preference.

Mr. Miles said it will be the personal preference of all the Board members, saying generally these are the colors the Board would prefer to see in the neighborhood and that's allowable.

Ms. Crabill said that if they wanted to prove there was some other Historical color the Homeowner wanted to use then they would need to bring it to the Board.

Mr. Miles said of course.

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Ms. Crabill asked over the years how many permits were pulled for painting in either of the Historic Districts.

Ms. Banks said there is no permit required for painting.

Ms. Correa said it's just an honor system right now. She said she could tell the Board how many in the South historic District have been painted.

Ms. Crabill said the Board will need to go to each of these paint companies and get twenty or fifty of their paint charts so the Building Department will have them to hand out to the homeowners. She also said when there is too many choices most people don't know how to choose and or coordinate the colors.

Ms. Correa said she understood that was why Mr. Miles only wanted a few choices for the homeowner to pick from. She also said she's not disagreeing with some of the concept. She asked Ms. Banks if she was able to get a hold of someone from Sanford.

Ms. Banks replied she was not able to, nobody from there returned her phone calls.

Ms. Correa said she was just curious how they came to determine their color choices, did they hire a professional, like a Robert Schweitzer that does this internationally, or did they hire a consultant to determine their appropriate color choices, or did they do it themselves.

Ms. Banks said the gentleman that was here at the last meeting said he worked with the City of Saint Augustine to develop their paint chart.

Ms. Crabill said the Board needs to make it easy for the homeowner to make choices, they are not coming in with the knowledge, they will be coming in saying "I want that color for my house."

Mr. Miles said ninety percent of the homeowners would be able to find the color that they want to use on the standardized chart that he is asking the Board to produce and that they would be happy with limiting the chart to twenty or twenty-five max base colors with already selected trim and accent colors.

Ms. Crabill said she agrees there needs to be some guidelines, but the Board needs to also open it up so if there is other historic colors the homeowner would like to use or a combination of colors, they would have the right to come to the Board and ask to use those colors.

Mr. Miles replied of course, he agrees and it should be feeless to the homeowner to come to the Board for approval of their color choice. He also described how the color chart works in the Town of Wellington; it is easy to use once it gets established. It eases the homeowners, and it will ease the Historic Board.

Ms. Banks said to proceed each of the Board members will each get a sample set of the color charts from various manufacturers and bring them back to the July 1st meeting.

Ms. Correa said not all of the manufacturers historic color paint charts separate interior colors from exterior colors and that makes it hard for the homeowners to choose the appropriate color to use.

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Mr. Miles said that's the duty of the Board to segregate their favorite colors of the manufacturers chart that will be functional for the neighborhood.

Ms. Crabill said the word favorite bothers her.

Ms. Correa said that bothered her also.

Ms. Crabill said it needed to be appropriate for the era and style, not the favorite of the Board.

Ms. Correa said that she thinks that if they do revise Palatka's guidelines, it will have to come in front of the Commission, the Board will want to phrase it in such a way as appropriate for the era and style.

Mr. Miles said this revision will be easy for Don Holmes and the Commission to deal with.

Ms. Banks said then at the July 1st meeting the Commission room will be a set up differently so they can spread out their color samples on the tables. She also said right now the only case she has on the July 1st agenda was the tabled case for Ms. Jackson and she is still waiting for funding from the TIF/HIP grant. Ms. Banks said she will tell her at that meeting (since it is a time certain motion) that it will be tabled again. Staff will have the room set up with the tables in the middle. She also asked the Board, about roofing material, since they had talked about workshopping that also.

Ms. Correa asked if the Board can just stick with the paint right now and focus on the roofing material later.

Mr. Miles agreed he would like to deal with the roofing material next.

Ms. Correa asked if staff could really beg the other Board members to be at the July 1st meeting as much as possible.

Ms. Banks said it is really difficult because when we cannot make contact with them they don't call back to advise staff whether they will be at the meetings or not.

Ms. Correa said it's a commitment that each member has made and if you are sick and not feeling well or an emergency, she understands, but it's basically a commitment.

Mr. Miles said he just drove two hundred and fifty mile to be here.

Ms. Banks said she is still waiting on a letter of resignation from Ms. Braddy and Ms. Mast is up for renewal which she hasn't made too many meetings.

Motion- to adjourn made by Mr. Miles. Second made by Ms. Crabill. All those present voted affirmative. Motion passed.

Meeting adjourned at 4:35pm.