

Historic Preservation Board

August 5, 2010

Minutes & Proceedings

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

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

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

Approval of Minutes - Motion made by Ms. Van Rensberg with second by Ms. Crabill. All those present voted affirmative, motion passed.

OLD BUSINESS

Case HB 09-35 **Address:** 408 Madison St.
 Applicant: Vivian Jackson

Request: For a Certificate of Appropriateness to reroof with rolled roofing material, replace siding with "Hardie®" type of siding and repaint exterior. This was tabled from the January 7, 2010 meeting and the April 1, 2010 meeting.

Discussion- Ms. Van Rensberg told the Board the request on this agenda is an older request. In working with the City Building Department and from the Chief Building Official's (CBO) inspection, the homeowner was advised she needs to have the roof conform with the main structure, replace the Hardie ® siding with cypress siding to match the rest of the home and to replace the three windows and sliding glass door with historically appropriate windows.

John Mathe, president of the Mathe Corporation, told the Board he had made application with the City Building Department for permitting based on the North Side Neighborhood Association's (NSNA) bidding process. Mr. Mathe passed out copies of his written scope of work that was submitted for permitting. He told the Board he had talked with the CBO and was advised he will need to use a standing seam rib metal roofing material, which is approved for the existing slope of 1 3/4" per ft. and will be 12" ribs on 12" centers matching closely with the existing 24" v metal roof on the main structure. The CBO told him if he used the 24"v metal roofing material the roof would need to be raised, that would entail demolishing and rebuilding the entire porch ground up. Mr. Mathe said he will be replacing the aluminum windows and sliding glass door with solid wood windows and replace the Hardie® siding with Western Cedar lap siding.

Mr. Goodwin asked for a sample of the metal roofing material. Mr. Mathe said he did not have one.

Ms. Correa stated since there were no sketches or material samples for the Board to review of the proposed changes, can the members visualize the changes from their knowledge of the property as it stands now.

Mr. Miles said the scope of work that Mr. Mathe handed out did not include painting and asked if the homeowner will be doing the painting.

Ms. Van Rensberg stated there is a painting contractor that will be doing this and a bid had already been approved.

Ms. Correa asked if the paint colors will be coming to the Board for approval.

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Ms. Van Rensberg said the paint colors that were chosen are historical.

Ms. Correa said there were questions concerning the original color choices that came to the Board at a previous meeting.

Ms. Van Rensberg said the homeowner had resubmitted her color choices and those colors had been dropped off at the Building Department.

Ms. McCamey handed the Board the color samples that were chosen.

Mr. Miles said he had concerns the Board had been given bits and pieces of this project without plans and asked if the CBO had approved the project.

Ms. McCamey answered yes, he has, the permit is ready and awaiting the COA.

Ms. Van Rensberg explained this is one of two projects for the NSNA TIF/HIP program. She said moving ahead on these projects have been difficult because every circumstance seemed to be extenuating.

Mr. Miles asked if the stucco will be a "Tabby finish."

Mr. Mathe said yes, the existing is close to "Tabby finish."

Mr. Miles said he felt it is critical that they matched due to the age of the home.

Ms. Correa asked if there were any more comments or questions. There was no response.

Motion- made by Mr. Miles to approve the proposed revisions and changes as introduced to the Board today because they did not receive them in their packet. Seconded by Ms. Crabill. Ms. Van Rensberg recused herself from the vote. All voting members voted affirmative.

Case HB 10-28 **Address:** 520 Oak Street
 Applicant: Lavinia Moody

Request: For Certificate of Appropriateness to enclose porch and crawlspace and to paint. Tabled from July 1, 2010 for crawlspace info.

Lavinia Moody, 520 Oak St. handed out a photo and thanked Ms. Correa for calling Tower Hill Insurance Company, she said her agent told her they found another insurance company that would insure her with more flexibility for the underpinning. Since she had already applied for a COA and she was not happy with what was there, she would like to go ahead and ask for approval for underpinning shown in the photo she handed out.

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

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NEW BUSINESS

Case HB 10-31

Address: 223 Madison St.

Applicant: James G. Douglass Jr.

Request: For a Certificate of Appropriateness to construct an inground pool with a 6' fence.

James G. Douglass Jr., 223 Madison St., told the Board where the pool will be installed it and it would not be visible anywhere because of the plantings. He said he intends to have a metal fence around the swimming pool and the pool will look like the picture in the Board's packet. He also introduced Mr. Pierce as his contractor.

Mr. Miles asked how tall the proposed metal fence will be.

Keith Pierce replied it will be a six foot fence.

Mr. Miles said he looked everywhere and could not locate where a six foot fence is required around a swimming pool.

Ms. Banks advised Mr. Miles he can speak to the CBO about the requirements.

Keith Pierce, First City Pools, East Palatka, said the fence will be installed however the City wants it. He said he never had to put up a six foot fence around a swimming pool, but if that's what the City calls for that is what he will install. He said the State Code for fencing requirements around swimming pools is four feet.

Ms. Correa said the height requirement is not up to the Historic Board that is up to the Building Department to decide.

Ms. McCamey read out loud to the Board from the Municipal Code for the City of Palatka **Sec. 94-189 Swimming pools**. "No swimming pool shall be so located, designed, operated or maintained as to interfere with the rights of the adjoining property. Lights used to illuminate any swimming pool shall be so arranged and shadowed as to reflect light away from adjoining premises. Swimming pools shall be classed as an accessory use and shall be subject to all yard requirements of accessory uses. All swimming pools shall be enclosed by a fence, wall or equivalent barrier a minimum of six feet in height".

Ms. Van Rensberg said she is a neighbor to the applicant, she said the swimming pool will not be visible due to the trees and plantings on the property.

Ms. Correa asked if the existing chain link fence with the vines will be disturbed or removed.

Mr. Pierce said no the trucks will be entering the yard through the double gates.

Ms. Correa said if the growth was disturbed than that would have become another issue.

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

Ms. Banks said for the record this case was advertised in nine days instead of the required ten and notices were mailed out to surrounding neighbors, the department did not receive any responses.

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Other Business- Continuation of the Paint Color Chart workshop

Ms. Crabill thanked Ms. Van Rensberg for obtaining the color chart from St. Augustine.

Ms. Correa said this chart is from the Building & Zoning Department of St. Augustine; she said they require the homeowners in their districts to come in and chose from the approved listings, which are separated by period of home or architecture. Basically they give them the list of colors with numbers for Sherwin Williams® and Benjamin Moore® paints and have the homeowners choose.

Ms. Van Rensberg said if Palatka didn't have that horrible fire downtown we would have some historical houses like St. Augustine. Typically what St. Augustine is worried about are the homes that were there long before what Palatka has. She said when it comes to homes of 1902 – 1920's they are not as concerned. She said they take the nucleus of St. Augustine as the original settlement and then they move outward with their zones. If you compare City of Palatka with City of St. Augustine, City of Palatka would fall under the outward zones.

Ms. Correa said St. Augustine used Robert Schweitzer's book "Bungalow Colors" and suggested the homeowners look at that for reference for ideas. She recommended the City should have a copy of his book at the Building Department so the homeowners can browse through and get color combination ideas.

Mr. Miles said this chart solves several problems and it does address the Secretary of Interior Standards and the State Historical Preservation issues as far as colors for the individual style and era of home. He said it does have specific reference to Sherwin Williams® and Benjamin Moore® in several places. It would be wise for the City to add a disclaimer where they wouldn't only endorse these companies. The paint color manufacturer should be chosen by the homeowner. He said since St. Augustine has already had this in use for sometime all the kinks should be worked out.

Ms. Van Rensberg asked if anyone knew how old the oldest house in Palatka was.

Ms. Crabill said probably civil war era maybe around the 1860's. She said the old barracks is the oldest building in Palatka which is being used as the museum.

Mr. Miles asked if staff could take the St. Augustine's color chart and use it as a template and change the name of St. Augustine to City of Palatka.

Ms. Banks said it would have to be retyped because it is a PDF file and that would take a lot of staff time. She said she had spoken with Jonathan Griffith who said there might be some grant funds available and if so she recommended having the Master Site file updated which would document and categorize the styles of the houses in Palatka. Ms. Banks told the Board the paint color chart would need to be a recommendation to approve the concept from the Historic Board to the City Commission before staff would put in hours of labor in re-writing St. Augustine's color chart that only pertain to Palatka homes.

Ms. Van Rensberg commented that she can see having the color chart in St. Augustine because of having more history there, she felt that Palatka does not have all that and she didn't see where Palatka really needed a paint color chart.

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Mr. Miles said St. Augustine's color chart can be used as a template for Palatka so we can write our own. He said all the City will need to do is revise St. Augustine's chart to fit Palatka.

Ms. Banks reiterated that in order for it to move forward the Board will need to make a recommendation to forward this concept to the City Commission in order to pursue it. She did say the one thing that did not need a recommendation from the City Commission is if the Board wanted to change the policy so that staff can approve paint colors that are on a historical paint color chart or if the Board wants to see every paint color choice so they can approve it.

Ms. Correa said she did not want to have the homeowner come in front of the Board for color choice approval, she suggested giving the Building Department more information. She said someone will need to make a motion to adopt St. Augustine's color chart as a template.

Motion- made by Mr. Miles to adopt St. Augustine's color chart as a template. Seconded by Ms. Crabill. The following members voted YEA- Ms. Crabill, Mr. Goodwin and Mr. Miles. The following members votes NAY- Ms. Correa and Ms. Van Rensberg. Motion passed three to two.

Ms. Banks said she will get the information together and forward it to the City Clerk to be put on the City Commission agenda for the August 26th meeting.

Mr. Miles asked if the City Commission will be voting on this as a sample, final approval would need a second reading.

Ms. Banks said yes, that is correct, today's vote is just preliminary. She said if the Commission will support the concept then the Historic Board can move forward.

Other Business- Mr. Miles asked about the construction activity on River Street on the river side, he stated he was not familiar with that case.

Ms. Banks said that project had been approved years ago.

Ms. Crabill said she has problems with the timeframe for when applicants come in front of the Board for approval and actually complete their projects.

Ms. Correa asked if there is any statute of limitation for the approvals from the Board.

Ms. Banks said no, it stays with the property.

Mr. Miles said one could be established.

Ms. Correa said there would need to be a recommendation to change the statute of limitation on how long the approvals would last. Would the Board want to make a motion to modify the Ordinance so there is a time certain for projects that are approved for a Certificate of Appropriateness.

Motion- made by Mr. Miles to approve the recommendation to change the statute of limitation for a time certain for projects that are approved for a Certificate of Appropriateness. Seconded by Ms. Van Rensberg.

Mr. Miles asked for what period of time.

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Ms. Banks asked the Board about property owners who financially cannot start their projects say within six months.

Mr. Goodwin asked how long does a building permit last.

Ms. McCamey said it lasts six months after each inspection. They can be active for years as long as there is activity moving forward. The contractor or homeowner have six months to pull the approved permit, if they do not then they would need to reapply.

Ms. Van Rensberg and Mr. Miles said they would be happy with a year.

Mr. Miles said this would need to go to the Commission for approval because of it being a revision to the ordinance.

Motion Amended- to include a 12 month statute of limitation for the Approved Certificate of Appropriateness. Seconded by Ms. Van Rensberg. All those present voted affirmative. Motion passed.

Motion- made by Mr. Miles to adjourn.

Meeting adjourned at 4:45pm.