

HISTORIC PRESERVATION BOARD

AGENDA

December 2, 2010 - 4:00 PM

1. Call to Order
2. Roll Call
3. Approval of November 4, 2010 Minutes
4. Read "To Appeal Any Decision"
5. OLD BUSINESS - none
6. NEW BUSINESS

Case HB 10-36

Address: 618 Emmett Street

Applicant: Jacqueline Smith

Request: For a Certificate of Appropriateness for Pool with enclosure.

1. PUBLIC HEARING
2. REGULAR MEETING

7. OTHER BUSINESS-
8. 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

November 4, 2010 Minutes

Historic Preservation Board
November 4, 2010
Minutes & Proceedings

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

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

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

Approval of the October 7, 2010 Minutes - Motion made by Ms. VanRensberg with second by Ms. Crabill. All those present voted affirmative, motion passed.

OLD BUSINESS - None

NEW BUSINESS-

Case HB 10-35 **Address:** 618 Emmett Street
 Applicant: Jacqueline Smith
 Request: For a Certificate of Appropriateness for back porch.

Ms. Correa asked what the Board should do since the homeowner or agent was not present.

Ms. Banks told the Board that if they had enough information they could approve the application based on their submittal or the Board could consider tabling until next month's meeting because the owner applied for another Certificate of Appropriateness for a pool with enclosure.

Ms. Correa suggested they just table this case since the Board needed to ask questions about their application.

Motion-made by Ms. VanRensberg to table this application until the December 2, 2010 meeting. Second made by Ms. Crabill. All those present voted affirmative. Motion passed.

Other Business - Ms. Banks results concerning parking in the Historic District.

Ms. Banks told the Board she had included in their packets a copy of the off-street and loading portion of the Municipal Code. She read Item 5) "Except for the driveways, the area between the travel way of a street, road or highway and the property line shall not be used for vehicle maneuvering or parking. In order to minimize the number of drives necessary for proper access to the uses in this district, there should be joint use of drives by adjoining properties wherever possible". She said the area between the sidewalk and the street is not to be used for parking.

Ms. Correa asked if someone parked there on a constant and regular basis what should be done.

Ms. Banks advised her and the Board to call the Building & Zoning Department and put in a complaint and then they will go out, take a picture and mail out a warning.

Ms. Correa asked if it would be alright if the Association sent out copies of this information to the homeowners in the districts before hand and gave them fair warning.

Ms. Banks said that would be a good idea and noted also nobody can park in their front yard either.

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Ms. Crabill said this is mostly in the Historic areas.

Ms. Banks said yes because that's where the complaints are mostly received from. She said the City is complaint driven, she received a couple of complaints from the last Historic Board meeting and notices had been sent.

Other Business- Continued discussion to move Board meeting time to 7:00pm.

It was noted that Mr. Miles was asking for this and he was not present to further discuss this idea.

Ms. Correa said she had no issue with the current meeting time, she also said that each member was advised of the hours when they accepted their volunteer position. She then asked the Board where do they want to take this discussion from here, do they want table it until the December 2nd meeting or do they just want to end this discussion.

Ms. Van Rensberg said she was happy with the current meeting time, she did not feel it needed to be changed to a later time, she also said she had an issue with staff working overtime.

Ms. Crabill stated changing the time would interfere with other people's commitments they may already have for that later time.

Ms. Correa said normally the homeowner will send a contractor to represent them, or they would take time off from their work to attend. She asked if staff had any issue from the public side.

Ms. Banks said no, it had never been an issue since the applicants know far enough in advance.

Mr. Goodwin said either time would work for him.

Ms. Correa said at this point is this discussion ended or do we want to keep it open

By consensus the Members closed this discussion. With the meetings remaining the 1st Thursday of every month at 4:00pml.

Other Business- Ms. Banks results concerning 622 River St. block foundation.

Ms. Banks said the Board's approved drawing was included in their packet. Since they had asked about the foundation and how it looked. The Board had never asked what it would look like and the plans showed it having the enclosed foundation. She said at the Code Enforcement Board meeting the Officer told the homeowner the Historic Board has issues with how the foundation looked and the homeowner said it had been painted with a textured paint. The Officer told the homeowner that the Historic Board's concern was with the outline of the blocks showing and recommended she either apply a thicker coat of that paint or apply something to hide the outlines.

Ms. Banks said that the outlines of the blocks were not part of the Code Enforcement issue and the Historic Board never addressed it as an issue when they were reviewing the original case, so she recommended not pursuing it any further. Ms. Banks added that the homeowner stated she was planning to plant shrubbery around the foundation in the future.

Other Business-Ms. Correa and Ms. Van Rensberg list of Historic color reference books.

Ms. Correa donated her copy of "Bungalow Colors Exteriors" by Robert Schwietzer

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Ms. Van Rensberg donated "America's Painted Ladies" by Elizabeth Pomada and Michael Larsen.

These books are to be kept at Building & Zoning and are to be used as reference tools for homeowners in either Historic District.

Ms. Banks notified the Board that the Contractor for **Case 10-35** had arrived late, she asked the Board if they wanted to hear him or keep the Motion tabled.

Ms. Correa explained to the Contractor since he was not there when the case was heard and since there is another Certificate of Appropriateness that has been filed for the December 2nd meeting for a pool with enclosure. The Board made a motion to table his application so they could hear both projects together because the Board did not know how all the requests were going to flow; she asked the Contractor if he was involved in both projects.

The Contractor said no, he was only hired to do the back deck.

Ms. Correa told the contractor that if he preferred he can come up and speak to the Board about the back deck.

The Contractor said he would like to move forward and speak.

Motion- made by Ms. Van Rensberg to resend her earlier Motion to table until the December 2nd meeting. Second made by Ms. Crabill. All those present voted affirmative.

Case HB 10-35 **Address:** 618 Emmett Street
 Applicant: Jacqueline Smith
 Request: For a Certificate of Appropriateness for back porch.

Aaron Gill, 113 Crestwood, with First Coast Carpentry, said at one point the back of the house had a small deck that is no longer there, now there's just a door that steps out, the homeowners want to build their deck there. At the back corner he will build a 27 ft by 16 ft deck with a decorative pergola made of hard wood pressure treated decking with a wooden hand rail and decorative aluminum picketing.

Ms. Crabill asked if the homeowners have picked out which design of railing they want to go with.

Mr. Gill said he turned in three samples for the Board's reference, he thought the homeowner would like the "Belly Rail" with a square or scrolling wrought iron look which he thinks would be more decorative than what was on the sample sheet.

Ms. Correa said the Board needs to know which design the homeowner is going to choose so the Board can make a decision because it has to be in keeping with the rest of the architecture of the home which is clearly a Queen Anne/Victorian style.

Mr. Gill asked if any of the samples he provided could be approved.

Ms. Van Rensberg suggested the top photo would be her choice.

Ms. Correa said she would choose the top or the middle photo. The bottom photo is less compatible to the architecture because it has more of a Mediterranean appearance to it.

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Mr. Gill said if the Board picked the top photo could they move forward.

Ms. Correa asked Mr. Goodwin what he thought.

Mr. Goodwin asked what was the material for the top photo.

Mr. Gill said it would be aluminum with two part epoxy paint.

Mr. Goodwin said the photograph appears to have a wide space and not to code.

Mr. Gill said it will be built to code.

Mr. Goodwin asked will it be 4 inches or less.

Mr. Gill said yes and it will have a wood handrail that matched the decking made from the same material.

Mr. Goodwin asked what type of hardwood it will be constructed of.

Mr. Gill said e-pay Brazilian Walnut; it has a sixty year life span. The pergola and any other exposed pressure treated wood will be stained the same color as the deck which will be a dark color stain.

Ms. Van Rensberg asked if the fasteners will be hidden on the pergola.

Mr. Gill said yes it is constructed in such a way the only fasteners exposed will be some carriage bolts on the top, everything else will be notched in mortis and tendons. He also said no hurricane clips will be visible.

Ms. Van Rensberg asked if it will be viewable from the road.

Ms. Correa said no, it will not, given the size of the house and the location.

Ms. Crabill said she was under the impression the Board did not need to hear cases that were not viewable from the roadside.

Ms. Correa said yes, they do. The Secretary of Interior Standards regulations states any "change" to property.

Ms. McCamey said the Green Book had that stipulation; the Board now goes by the Secretary of Interior Standards rules and regulations.

Ms. Correa said she knew he was not the contractor hired to construct the pool, but asked if once the deck is up, where the pool will be located in proximity.

Mr. Gill replied to his knowledge where the deck stops the pool deck will start. The pool will be about ten feet from the deck being able to stay within the property line.

Mr. Goodwin asked if any of the board fencing will be removed.

Mr. Gill said yes all of the old fencing will be removed and replaced with new privacy fencing.

Mr. Goodwin asked if the lattice at the bottom of the house will also be removed and covered by the deck.

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Mr. Gill said yes.

Motion-made by Ms. Crabill to approve.

Ms. Van Rensberg asked what she was approving based on what style of railing.

Ms. Corra said the Board needed to reference the photographs that were in the packets as view one, two and three.

Motion-made by Ms. Crabill to approve the decking and the railing of view one of the page with the three pictures. Seconded made by Ms. Van Rensberg.

Ms. Correa asked for any further discussion.

Mr. Goodwin asked regarding the pergola and all of the framing will it be stained or painted

Mr. Gill said it will be stained to match the decking.

Mr. Goodwin asked will it be a darker or lighter color.

Mr. Gill said the decking material will be a little lighter then the trim on the walls after it dries. It will be a walnut color stain.

Mr. Goodwin said that most of the house appears to have white trim.

Mr. Gill said yes like a cream color.

Ms. Correa asked if the homeowner had considered doing the rest of the porch in color to coordinate with the rest of the house, she understood they wanted to keep the deck a natural color.

Mr. Gill said he didn't know they want to tie in the handrail, post and pergola with the decking, he's afraid painting it would be too much. He said the homeowners are looking at preservation and stains seem to do better than paint with weathering.

Ms. Correa asked all in favor, all those present voted affirmative. Motion passed.

Other Business- Pam Garris, 603 Emmett St. asked when we talked about the cars parked on the grass does that include boats parked on the curb.

Ms. Correa said it would be treated the same way.

Ms. Banks said anything like that would be treated the same.

Ms. Garris also asked at last month's meeting the house located at 810 Carr St. she said it appears there's a daycare and car repair business running out of their house. She asked if this would be a Code Enforcement issue.

Ms. Banks told her to call the Building Department and file a complaint.

Ms. Garris also asked if the homeowner is doing work inside the house does that refer to this Board.

Ms. Banks said not this Board.

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Other Business- Certified Local Government presentation – Robbi Correa.

Ms. Correa read off the power point pamphlet that was inserted into the Historic Board packets. She said she is presenting the CLG idea to many groups and then the City Commission. If designated the city could apply for grants.

Motion-meeting adjourned by Ms. Correa.

Meeting adjourned at 4:52pm.

Case HB 10-36

Application Number: HB - 10-36

Hearing date: 12/2/10

9. This application submitted by:

X Signature of owner(s):

JSM

X Print owner(s) names(s):

Jacqueline Smith

X Signature of Agent(s):

Brian Kartz

X Print Agent(s) names:

Brian Kartz

Living Water Pools

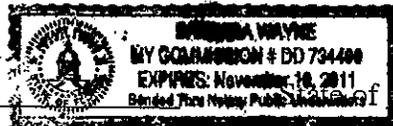
STATE OF Florida

County of Putnam

Before me this day personally appeared _____ who executed the foregoing application and acknowledged to and before me that _____ executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 25 day of Oct A.D. 2010.

Barbara Wayne
Notary Public



My commission expires:

at Large

FOR OFFICIAL USE ONLY			
1. Date Submitted: <u>10-29</u>	2. Received By: <u>DM</u>	3. Preliminary review by: <u>DM</u>	4. Signs Posted: By: <u>EH</u>
5. Required Attachments Reviewed:			
<input checked="" type="checkbox"/> Proposed Site Plan (if applicable) <input type="checkbox"/> Letter of Authorization <u>NA</u> <input checked="" type="checkbox"/> Existing Elevations (If changing) <input checked="" type="checkbox"/> Plans (if addition) <u>Pool Enc.</u> <input checked="" type="checkbox"/> Proposed Elevations (If changing)		<input checked="" type="checkbox"/> Legal Description <input checked="" type="checkbox"/> Photographs <input type="checkbox"/> Product Information (If applicable)	
6. Conditions:			



Superintendent

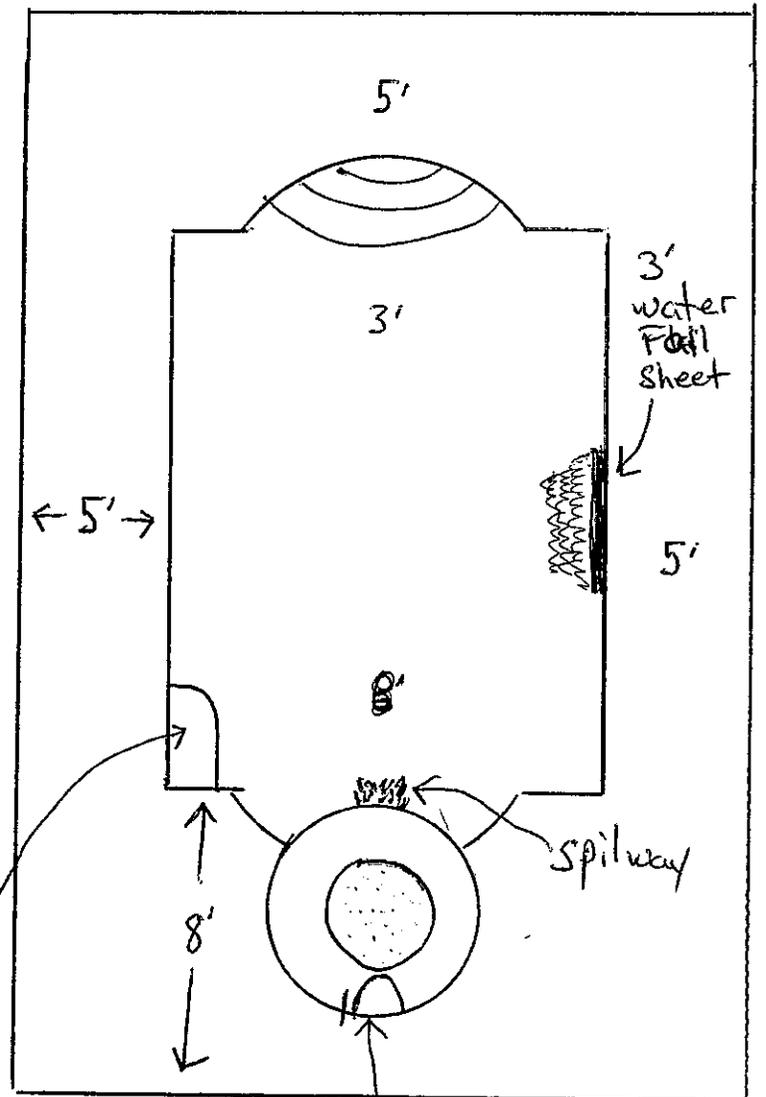
Living Water Pools Unlimited, Inc.

Licensed & Insured
License #CPC1457331

102 Kio Ct.
Interlachen, FL 32148

Ph: (386) 684-9488
Fax: (386) 684-9488*51

18 x 36



Pool 20x40 \$25,000
 Spa 6x6 6" raise 5,000
 (3' sheet water Fall) 1,200
 (18" raised Tile wall) Optional
 Screen Enclosure 11,672

(Optional) paver decking no maintenance
 or
 Chattahoochee River rock decking
 requires maintenance
 \$3,500 extra for either

"Standard Package"

Pool and deck with basic
 Knock down on deck 25,000
 6x6 spa 6" raise 5,000
 Screen Enclosure 11,672

\$41,672

+ ELE. By owner

1200 Water Fall
 3500 Pavers / chert tiles
 5000 Solar
 52.00 -
 5000 - Electrical
 5000 - Salt

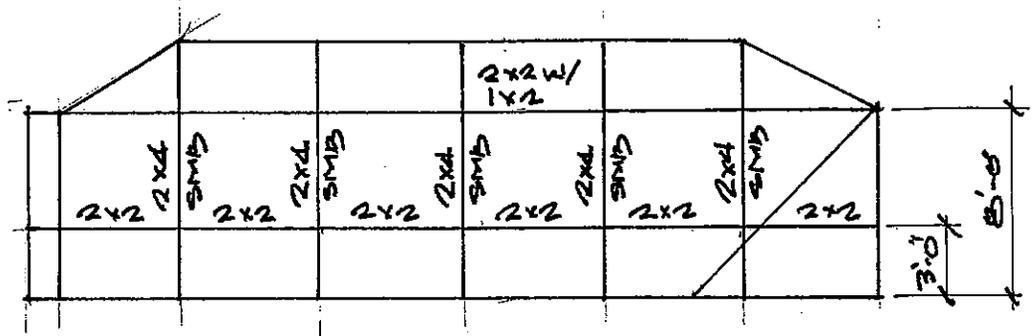
Step with
 rail inside

RECEIVED
 OCT 29 2010

65,000

BY: _____

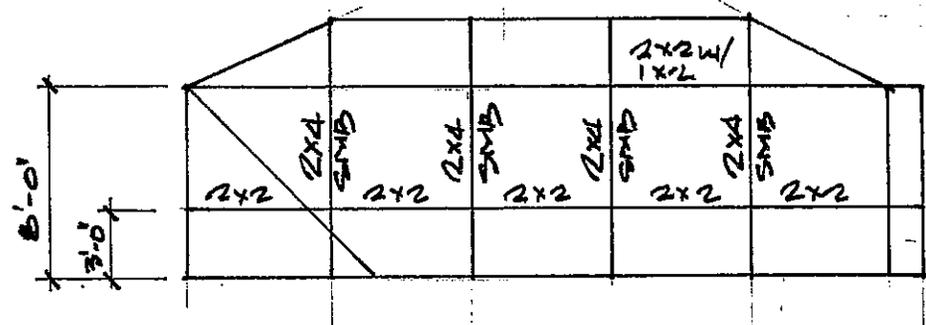
(Temporary Structure)



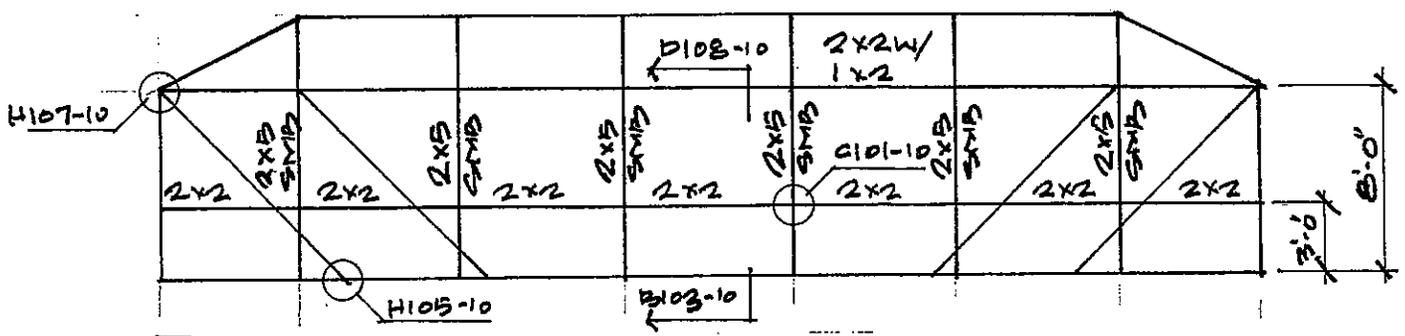
ELEVATION 3

RECEIVED
OCT 29 2010

BY: _____



ELEVATION 2



ELEVATION 1

BELL RESIDENCE
715 CRYSTAL COVE DR
PALATKA FL 32177

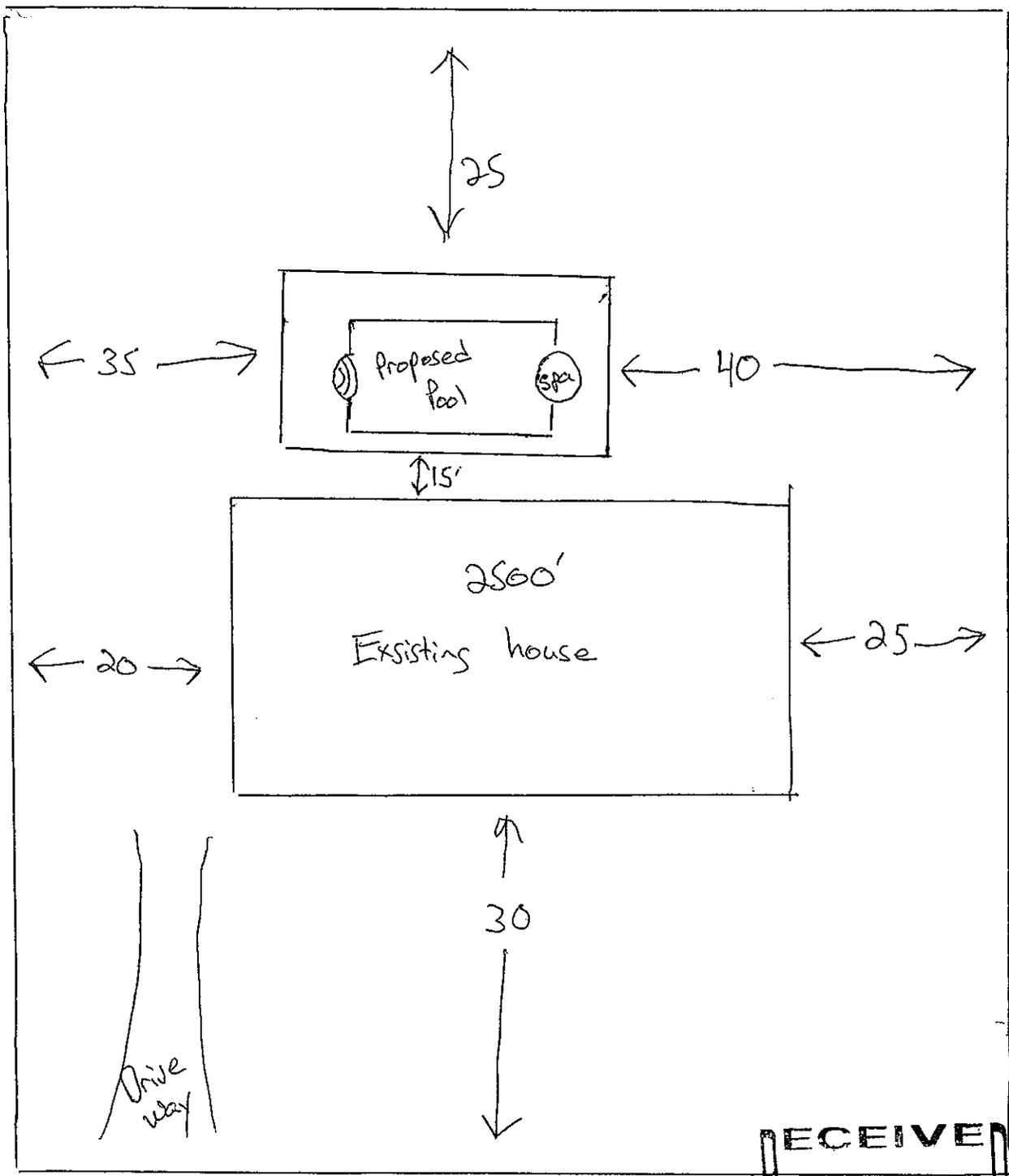
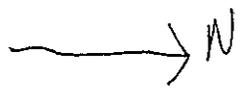
Suncoast Architecture & Engineering, LLC
4711 34th Street N., Unit G
St. Petersburg, FL 33714
Tel: 727-522-7207
Fax: 727-522-1471
FL Licenses: AA26001769 & CA #28841

GMB Blakeman
21 JUL 10

SHEET 1

618 Emmitt, Owner Smith.

Living Water Pools.
Bryan Kud



Emmitt Street

RECEIVED
OCT 29 2010

BY: _____



Staff Submittals



Property posting

Case: HB 10-36

Request: For a Certificate of Appropriateness for a pool with enclosure

Location: 618 Emmett St.

Owner: Jacqueline Smith

Agent: Brian Kurtz

November 5, 2010

To: Director

Fm: CBO

Re: COA for pool 618 Emmett St.

No comment.



CBO

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site Name Canfield House 830 == Site No. _____
Address of Site: 618 Emmett St., Palatka, FL 32077 Survey Date 8012 820 ==
Instruction for locating _____ 905 ==

Location: Palatka 43 pts. 5 & 6 813 ==
subdivision name block no. lot no. 868 ==
County: Putnam 808 ==

Owner of Site: Name: Lazzara, Frank
Address: 9700 S. Dixie Hwy.
Miami, FL 33156 902 ==

Type of Ownership private 848 == Recording Date _____ 832 ==

Recorder:
Name & Title: Historic Property Associates
Address: 120 Lobelia Rd., St. Augustine, FL 32084 818 ==

Condition of Site: Integrity of Site: Original Use priv. residence 838 ==

Check One	Check One or More	Present Use <u>priv. residence</u> 850 ==
<input type="checkbox"/> Excellent 863 ==	<input checked="" type="checkbox"/> Altered 858 ==	Dates: Beginning <u>+1886</u> 844 ==
<input checked="" type="checkbox"/> Good 863 ==	<input type="checkbox"/> Unaltered 858 ==	Culture/Phase <u>American</u> 840 ==
<input type="checkbox"/> Fair 863 ==	<input checked="" type="checkbox"/> Original Site 858 ==	Period <u>19th Century</u> 845 ==
<input type="checkbox"/> Deteriorated 863 ==	<input type="checkbox"/> Restored () (Date:) 858 ==	
	<input type="checkbox"/> Moved () (Date:) 858 ==	

NR Classification Category: Building 916 ==

Threats to Site:

Check One or More

<input type="checkbox"/> Zoning () 878 ==	<input type="checkbox"/> Transportation () 878 ==
<input type="checkbox"/> Development () 878 ==	<input type="checkbox"/> Fill () 878 ==
<input type="checkbox"/> Deterioration () 878 ==	<input type="checkbox"/> Dredge () 878 ==
<input type="checkbox"/> Borrowing () 878 ==	
<input type="checkbox"/> Other (See Remarks Below): 878 ==	

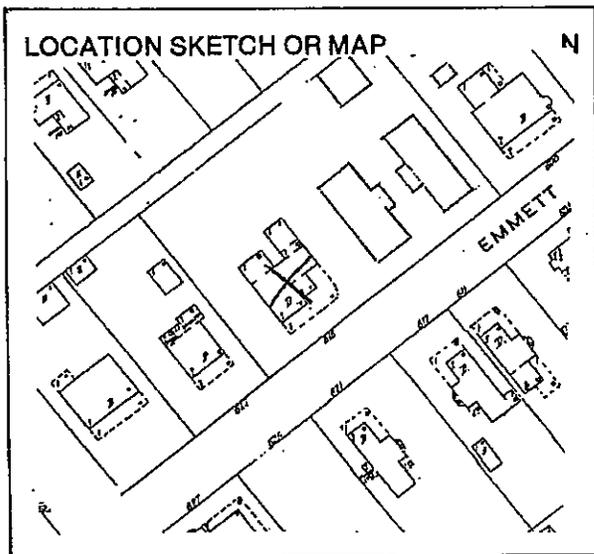
Areas of Significance: Architecture 910 ==

Significance: Complex organization of volumes gives Victorian characteristics to this Frame Vernacular residence built between 1884 and 1886. Gabled wall dormers, intersecting gable and hip roof and pavilioned tower projecting above general ridge line appear in an interesting organization of forms modified at lower floor level by a low pitched porch roof extending west as porte cochere and wrapping around east corner. Part of a group of 4 structures including 621, 617, and 611 Emmett which by their grouping contribute a unique quality to this well-defined residential district.

This building is located on a lot conveyed in 1884 from William M. Underwood to William Canfield who built his residence within two years. Canfield retained it until 1893 and from 1893 until 1924 it was owned by several individuals. During the latter years it became the property of William P. Dineen, an attorney and partner in the law firm of Walton and Dineen. Later, from the mid-forties until the mid-seventies, the building was the home of Lester Heyser, a member of the U.S. Navy and later a clerk at Hudson Paper Co. Sources: Deed Book V, 911 ==

ARCHITECT _____ 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD Frame Vernacular 964 ==
 PLAN TYPE irregular 966 ==
 EXTERIOR FABRIC(S) wood: weatherboard 854 ==
 STRUCTURAL SYSTEM(S) wood frame 856 ==
 PORCHES S/1-story porch and porte cochere with corbelled masonry
columns forming 3-bays, access from E bay 942 ==
 FOUNDATION: piers: brick 942 ==
 ROOF TYPE: gable intersecting hip 942 ==
 SECONDARY ROOF STRUCTURE(S): pavilioned tower#gabled wall dormers 942 ==
 CHIMNEY LOCATION: center: ridge, interior 942 ==
 WINDOW TYPE: DHS, 1/1, wood#casement, 12-light, wood 942 ==
 CHIMNEY: brick 882 ==
 ROOF SURFACING: metal, sheet: 5-V crimp 882 ==
 ORNAMENT EXTERIOR: wood 882 ==
 NO. OF CHIMNEYS 1 952 == NO. OF STORIES 3 950 ==
 NO. OF DORMERS 3 954 ==
 Map Reference (Incl. scale & date) USGS Palatka 7.5MIN 1968
 _____ 809 ==
 Latitude and Longitude: _____ 800 ==

 Site Size (Approx. Acreage of Property): _____ 833 ==



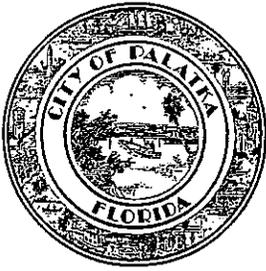
Township	Range	Section	
T10S	R27E	42	812 ==

UTM Coordinates:
17 438340 3279180 890 ==
Zone Easting Northing

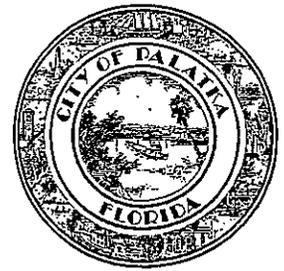
Photographic Records Numbers _____ 860 ==

Contact Print





City of Palatka
Building & Zoning
201 N. 2nd Street
Palatka, Florida 32177
386-329-0103 • Fax 386-329-0172



As an owner of adjacent property, you are hereby notified of a pending action before the Historic Preservation Board which may be of concern to you:

Notice is hereby given that the **CITY OF PALATKA HISTORIC PRESERVATION BOARD** will hold a public hearing on **December 2, 2010** at 4:00 P.M. at the Palatka City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

Request: For a Certificate of Appropriateness for a pool with enclosure

Location: 618 Emmett St. **Owner:** Jacqueline Smith

Case: HB 10-36 **Agent:** Brian Kurtz

All interested parties are invited to attend this public hearing.

Debbie Banks
Director of Building & Zoning

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, WHICH 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 BUILDING DEPT. AT (386) 329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

42-10-27-6850-0430-0070
ROBSON DONNA LEE REVOCABLE TRUST
518 SILVER AVENUE
SAN FRANCISCO CA 94112
HB 10-36

42-10-27-6850-0430-0080
BURK EARL R + RICHARD E BURK (JTRS)
600 EMMETT ST
PALATKA FL 32177
HB 10-36

42-10-27-6850-0490-0010
PELLICER PAULINE R LIFE ESTATE
PO BOX 794
PALATKA FL 32178
HB 10-36

42-10-27-6850-0490-0020
CHRISTIE ALBERT J
211 10TH STREET SE
STEINHATCHEE FL 32359
HB 10-36

42-10-27-6850-0490-0021
THOMPSON JUNE T
617 EMMETT ST
PALATKA FL 32177
HB 10-36

42-10-27-6850-0490-0030
DALEY PATRICK H + SHERYL M
621 EMMETT ST
PALATKA FL 32177
HB 10-36

42-10-27-6850-0490-0031
FILION JOFFRE W
627 EMMETT ST
PALATKA FL 32177
HB 10-36

42-10-27-6850-0430-0050
HENDERSCHOTT NANCY A
PO BOX 406
PALATKA FL 32178
HB 10-36

42-10-27-6850-0430-0051
PATTERSON MICHAEL L + KAREN M H/W
622 EMMETT ST
PALATKA FL 32177
HB 10-36

42-10-27-6850-0430-0040
SMITH LEONA
627 KIRBY ST
PALATKA FL 32177
HB 10-36

42-10-27-6850-0430-0041
HEINS LYNDA K
625 KIRBY ST
PALATKA FL 32177
HB 10-36

42-10-27-6850-0430-0031
HULL ALAN J + SUSAN L H/W
621 KIRBY ST
PALATKA FL 32177
HB 10-36

42-10-27-6850-0430-0030
KAVANAUGH THOMAS V + CHERYL E H/W
107 LA QUINTA PL
ST AUGUSTINE FL 32084
HB 10-36

42-10-27-6850-0430-0020
KILEY ANDREW M + MICHELLE M H/W
613 KIRBY ST
PALATKA FL 32177
HB 10-36

42-10-27-6850-0430-0012
SHIVERS CHARLIE J + CATHERINE
PO BOX 312
PALATKA FL 32178
HB 10-36

42-10-27-6850-0430-0011
DEPUTY ADAM L + MEGHAN E H/W
223 DODGE ST
PALATKA FL 32177
HB 10-36

42-10-27-6850-0430-0010
MCBAY DANIEL P
215 DODGE ST
PALATKA FL 32177
HB 10-36

Advertising Receipt

Palatka Daily News
P.O. Box 777
Palatka, FL 32176-0777
Phone: (386) 312-5200
Fax: (386) 312-5209

City of Palatka
201 N. 2nd Street
PALATKA, FL 32177

Cust#: 04100016-000
Ad#: 05508844
Phone: (386)329-0103
Date: 11/04/10

Ad taker: je Salesperson: mkw Classification: 0360

Description	Start	Stop	Ins.	Cost/Day	Surcharges	Total
01 Palatka Daily News Affidavit	11/16/10	11/16/10	1	65.05		65.05 2.50

Payment Reference:

Total: 67.55
Tax: 0.00
Net: 67.55
Prepaid: 0.00

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Total Due 67.55

Location: 618 Emmett St.
Owner: Jacqueline Smith
Case: MB 10-36
Agent: Brian Kurtz

All interested parties are invited to attend this public hearing.

Debbie Banks
Director of Bldg. & Zoning