



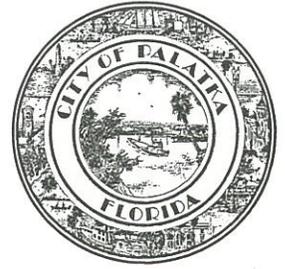
# *City of Palatka*

*Building & Zoning*

*201 N. 2nd Street*

*Palatka, Florida 32177*

*386-329-0103 • Fax 386-329-0172*



**DATE:** March 31, 2011

**TO:** Historic Preservation Board members

**FROM:** Thad Crowe, AICP  
Planning Director

Please find attached the April 7, 2011 meeting packet, which includes minutes from the February meeting, the agenda for this month's meeting, and staff reports for each item. I have also included a copy of the City's preservation ordinance including procedures and criteria for COAs. Please note that the Secretary of the Interior's Standards and Preservation Briefs referenced in the staff reports can be easily found online using Google searches – limited resources prevent us from including these long publications in your packet. If you have any questions, feel free to contact me at [tcrowe@palatka-fl.gov](mailto:tcrowe@palatka-fl.gov) or 329-0172. I look forward to seeing you next Thursday.



**Case HB 11-12**

**Address:** 520 Oak St.

**Applicant:** Lavinia Moody

**Request:** For a Certificate of Appropriateness for signage and to enclose and underskirt back porch.

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

**Historic Preservation Board  
February 3, 2011  
Minutes & Proceedings**

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

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

Staff present: Director of Building & Zoning, Debbie Banks and Recording Secretary, Pam Sprouse.

Ms. Banks read to "Appeal any Decision".

**Motion** made by Mark Miles to approve the December 2nd, 2010 minutes with second by Lynda Little Crabill. All those present voted affirmative, motion passed.

**NEW BUSINESS**

**Case HB 10-40**      **Address:**      109 S 3<sup>rd</sup> Street  
                                 **Applicant:**      William B. Snyder

**Request:**      For a Certificate of Appropriateness to construct a shed in the rear yard.

**(Public Hearing)**

Mr. Miles asked what the paint and roofing colors would be.

Mr. Snyder explained that he would like to build a utility building in the N.E. corner of the back portion of his property. As far as roofing material, he would like to match the roof of the existing structure which is a metal roof and would also like to match the exterior color of the existing structure (which is simulated brick siding) with the same color stain. He ended by saying that he certainly wants to have it in keeping with the existing structure.

Ms. van Rensburg asked if the windows would be wood or metal.

Mr. Snyder stated that they would be metal windows.

Ms. Correa stated that it would be preferable to have wood windows to match what is on the home.

Mr. Snyder agreed that he could put wood framed windows.

Mr. Goodwin questioned if this could be seen from 3<sup>rd</sup> Street.

Mr. Snyder replied partially maybe, as there is an alley on that side but when his vehicle is parked in the driveway you would not be able to see it at all.

Clint Snyder, 7300 Crill Ave #32, stated that he served on this Board in the past and believed that the addition would very suitable to the district.

**Historic Preservation Board  
February 3, 2011  
Minutes & Proceedings**

**Case HB 10-40**      109 S 3<sup>rd</sup> Street

**(Regular Meeting)**

**Motion** made by Lynda Crabill to approve the request for a Certificate of Appropriateness to construct a shed in the rear yard, approve with the colors as discussed and with wood framed windows. Motion was seconded by Mark Miles. All those present voted affirmative, motion passed.

**Case HB 10-42**      **Address:**    515 N 4<sup>th</sup> Street  
                         **Applicant:**   Betty J Davis

**Request:**      For a Certificate of Appropriateness to reroof with metal roofing material.

**(Public Hearing)**

Jerry Davis, 515 N. 4<sup>th</sup> street introduced himself as the applicant's son. He advised that they would like to use the same tin material on the front porch that is on the main part of the house.

Ms. Crabill asked what was on the porch now.

Mr. Davis replied that it was covered with shingle.

Mr. Miles asked if they would also be covering the eyebrow with the same material.

Mr. Davis replied yes.

**(Regular Meeting)**

**Motion** made by Mark Miles to approve the request for a Certificate of Appropriateness to reroof with metal roofing material. Motion was seconded by Lynda Crabill. All those present voted affirmative, motion passed.

**Case HB 11-04**      **Address:**    511 N 3<sup>rd</sup> Street  
                         **Applicant:**   Robert & Annie Svetlik

**Request:**      For a Certificate of Appropriateness for fencing, lattice gate, siding and painting.

**(Public Hearing)**

Mr. Miles asked if the house paint was in progress or if it was a finished product.

Mr. Svetlik advised that it was a finished product.

Mr. Miles stated that he was a bit concerned that there seems to be a multitude of different colors, styles and finishes, that there seems to be no consistency to the property.

**Historic Preservation Board**  
**February 3, 2011**  
**Minutes & Proceedings**

Ms. van Rensburg asked if there was a reason that they choose a metal fence instead of a picket style fence.

Mr. Svetlik replied he believed it was more in keeping with the Tudor style home.

Discussion took place regarding alternatives to the metal framed fence with lattice. Mr. Svetlik commented that he and his wife had discussed the possibility of planting shrubbery instead of the metal fencing. The Board members agreed that would be a nice alternative.

Ms. van Rensburg asked Mr. Svetlik about the pavers that were listed on the application.

Mr. Svetlik advised that he met with the contractor a couple of days ago who brought some samples over that were a bright red, but he did not like them. He wants to install ones that closely resemble the ones at the apron at the entrance to the driveway, so the contractor is looking into that.

Ms. Correa asked if staff would review the brick pavers to determine appropriateness in terms of matching the color of the pavers in the apron as closely as possible, so not to hold up the project.

Ms. Banks replied that would be fine.

Mr. Miles asked about the siding listed on the application.

Mr. Svetlik advised that the siding is now finished and that he already had a Certificate of Appropriateness for the siding repair.

**(Regular Meeting)**

**Motion** made by Mark Miles to approve the request with the revisions to the fence being converted to Florida friendly shrubbery in lieu of the metal fencing and directed staff to review the intended pavers for matching color of the existing pavers and to allow the lattice work for the archway to the existing lattice work. Motion was seconded by Lynda Crabill. All those present voted affirmative, motion passed.

**OTHER BUSINESS: CLG Request**

Ms. Correa explained that at the last meeting there was a presentation with regards to Certified Local Government (CLG), however, this Board did not take a vote as to whether they were in favor of pursuing the CLG status for the City. She stated that in making the Downtown Business District a Historic Overlay District it would require that the Downtown property owners, that have historically relevant property, to live up to the National Register's requirements - in terms of any changes they would make to their buildings would require a Certificate of Appropriateness. She added that she has shared this presentation with Downtown Palatka Inc. and several business owners separately, and they are in favor of pursuing it.

**Historic Preservation Board  
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**OTHER BUSINESS:** CLG Request – continued.

The reason for requesting the support of this Board as well as the other groups is to move forward to then allow Deb & Co. to work on that ordinance. This would cover the North and South Districts as well as to hopefully include a historic overlay for the Downtown Business District. This would also allow for funding from the Federal level through to the State level, to help preserve some of the significant buildings downtown.

**Motion** made by Elizabeth van Rensburg to support pursuing the CLG status with the City Commission. Motion was seconded by Robert Goodwin. All those present voted affirmative, motion passed.

Ms. Banks advised that she attended a meeting of Directors and Fernandina Beach has a Historic Planner on staff, who has put together a matrix for citizens and Boards to use, that outlines what can be reviewed at staff level or needs to go the Board for a C.O.A., and most of the items can pertain to us with the exception of those that have an n/a beside them. She asked that the Board review this before the next meeting for discussion.

Mr. Miles asked what the Commission's decision was on placing a time limit on C.O.A.'s.

Ms. Banks replied that they did not want to put a time limit on the C.O.A.'s once the request has been deemed appropriate.

**Motion** made by Mark Miles to adjourn at 4:40 and seconded by Elizabeth van Rensburg. All those present voted affirmative, motion passed.

**Certificate of Appropriateness**  
**HB 11-07**  
**311 Kirkland Street and adjacent vacant lot**

**STAFF REPORT**

**DATE:** March 30, 2011

**TO:** Historic Preservation Board members

**FROM:** Thad Crowe, AICP  
Planning Director

**APPLICATION REQUEST**

This application is to construct a three-foot tall wooden picket fence around the perimeter of two adjacent lots under common ownership (see graphic below). The lots include 311 Kirkland Street and the lot to its west. Required public notice included legal advertisement, property posting, and letters to nearby property owners (within 150 feet)

*Figure 1:  
Property Location*



**APPLICATION BACKGROUND**

The property is located in this South Historic District, an historic neighborhood that includes a diverse collection of architectural styles from simple bungalows and cottages to Queen Anne Victorian-style homes. The period of significance of the district dates back to the Victorian era of the late 19<sup>th</sup> century and runs up to the Second World War.

The applicant has proposed two fence types, with the first choice being on the left (French Gothic top) and the second on the right (simple triangular top).



Figure 2: Proposed Fence Alternatives

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. Section 54-72 defines a structure as “a work made up of interdependent and interrelated parts in a definitive pattern or organization.” The definition goes on to say that “constructed by man, it (the structure) is often an engineering project large in scale.” While the large scale nature of a fence may be debatable, the first part of the definition fits the nature of a fence, and it has further been the City’s practice to classify fences as structures (although fences do not require permits). The following photos show the property and surrounding properties.



Figure 3: Property from Southeast (Kirby St.)



Figure 5: Homes West of Property (Kirby St.)



Figure 4: South of Property (across Kirby St.)



Figure 6: North of Property (Kirkland Street)



Figure 7: Southeast of Property-Hammock Hall



Figure 8: East of Property (across Kirby St.)



Figure 9: Northeast of Property (across Kirby St.)



Figure 10: Fencing along 300 Block Kirkland St.



Figure 11: Fencing along 400 Block Kirkland St.



Figure 12: Fencing along 300 Block Morris St.

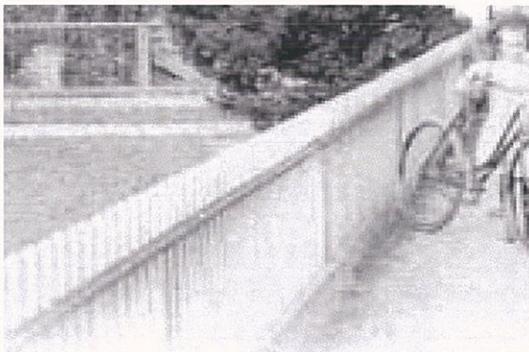
## **PROJECT ANALYSIS**

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

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

*Staff comment: Fencing, and garden and retaining walls add distinction to individual buildings and historic districts. They serve a practical purpose of forming property line boundaries, and to distinguish lines between the yard, sidewalk, and street. Early photographs of the South Historic District (below) confirm that fences were generally simple in design and in fact less ornate than picket fences. As noted in the book Gardens and Historic Plants of the Antebellum South, by James R. Cothran, this was a holdover from the earlier part of the 19<sup>th</sup> century when even Antebellum mansions were fenced by simple pales (an individual fence vertical element/spindle) from three to five feet tall, between two and six inches wide, secured to horizontal rails, and supported by posts firmly anchored in the ground. Pales were placed against each other or spaced several inches apart, and upper ends were fashioned into triangles or truncated designs. Most fences were whitewashed to withstand the weather and present a better appearance.*

*As noted in an article in an online edition of The Old House Journal titled "A Primer on Pickets," while builders of the Victorian era ornamented their houses and porches with carved brackets, corbels, fretwork, and turned wood painted in multiple, contrasting colors, wood fences were usually sedate and understated. Period photos of Victorian houses often show smoothly carved,*



Emmett Street, Palatka, Fla.

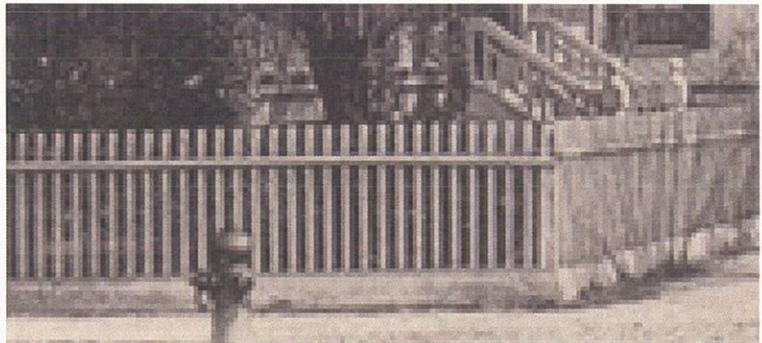


Figure 13: Historic Photos of Fencing in South Historic District

pointed, stone, or wood posts holding panels of square pickets painted in a neutral tone, so as not to upstage the house and gardens. In post-Victorian times fencing tastes changed - with less need to fence out the neighbor's livestock and more interest in integrating house and site, designers and homeowners gave up physical barriers to favor houses in open view of the public. Shrubs were used more for privacy screening while traditional wood fences or stone walls still protected flower gardens. In the 1930s, designer Fletcher Steele noted in *Design in the Little Garden* that in the old days every American home was set within a white fence—a sensible custom. He recommended that a low paling, over which one can see unobstructed, would seclude and mark off an area to a surprising extent.

In conclusion, Staff believes while both types of proposed picket fences may in fact be more ornate than the typical turn-of-the-20<sup>th</sup> Century fence, the design and appearance of such fences types are in keeping with the historic character of the District. However such fencing should be painted white to fit historic neighborhood character and to better withstand the elements.

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

*Staff comment: Applicable parts of the Secretary of the Interior's Standards regarding Building and Site Design apply to "designing and constructing a new feature of a building or site when the historic feature is completely missing, such as an outbuilding, terrace, or driveway." Ideally this design should be based on historical, pictorial, and physical documentation; if not it should be a new design that is compatible with the historic character of the building and site. As previously noted, picket fencing is compatible with the historic character of the district and is commonplace in the vicinity.*



Figure 14: Picket fencing along Kirkland St.

3. **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: none of the properties immediately adjacent to the property have fences. However Figure 9 shows chain link fencing on the same block of Kirkland St., which is not in keeping with historic character, and Figures 10 and 13 are examples of numerous properties with picket fences along the front property lines as one moves west along Kirkland Street. Staff concludes that the proposed picket fence is appropriate in the context of this criterion given the prevalence of similar fences in the general vicinity.*

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

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

*Staff comment: not applicable*

5. **(2) In the case of a proposed new structure, that such structure will not, in itself or by reason of its location on the site, materially impair the architectural or historic value of a structure on adjacent sites or in the immediate vicinity.**

*Staff comment: the proposed fence will not clash with the historic character and architecture of adjacent and vicinity structures.*

6. **(3) In the case of a proposed new structure, that such structure will not be injurious to the general visual character of the district in which it is to be located.**

*Staff comment: the proposed fence will not present a visual distraction, since it is a common feature within the district, and will not block any views as well.*

7. **(4) In the case of the proposed demolition of an existing structure, that the removal of such structure will not be detrimental to the historic and architectural character of the district, or that, balancing the interest of the city in preserving the integrity of the district and the interest of the owner of the property, approval of the plans for demolition is required by considerations of reasonable justice and equity; in the latter event the board shall issue an order postponing demolition for a period of not to exceed three months.**

*Staff comment: not applicable.*

#### **STAFF RECOMMENDATION**

Staff recommends approval of COA HB 11-07 with the use of either alternative of fence presented, and with the condition that the fence be painted white.

# Certificate of Appropriateness

## HB 11-08

### 509 N. 4<sup>th</sup> St.

## STAFF REPORT

**DATE:** March 31, 2011

**TO:** Historic Preservation Board members

**FROM:** Thad Crowe, AICP  
Planning Director

### APPLICATION REQUEST

This application is to replace an existing roof with a galvanized metal roof. Required public notice included legal advertisement, property posting, and letters to nearby property owners (within 150 feet).

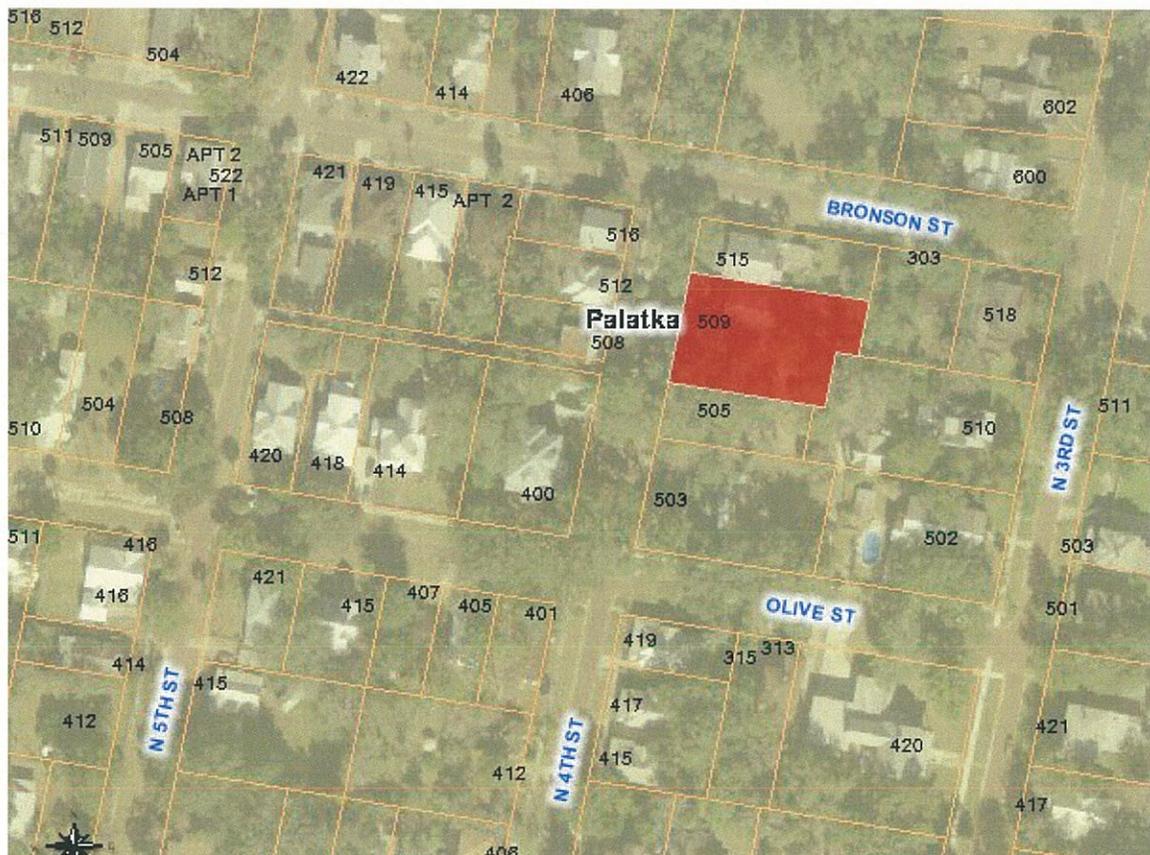


Figure 1: Property Location

### **APPLICATION BACKGROUND**

This historic structure is a single-family home, located in the North Historic District. The Master Site File for the property indicates this is a two-story Bungalow-style structure, constructed around 1924. The existing roof material is non-historic composition shingles and the applicant proposes to re-roof with a metal roof material.



Figure 2: 509 N. 4<sup>th</sup> St.

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.

### **PROJECT ANALYSIS**

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

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

*Staff comment: As noted in Preservation Brief # 4 (National Park Service, Department of the Interior), metal roofing in America is principally a 19th-century phenomenon. Sheet iron was first known to have been manufactured here by the Revolutionary War financier, Robert Morris. The method for corrugating iron was originally patented in England in 1829. Corrugations, which are alternating grooves and ridges, increase the bending strength of the sheet in the direction perpendicular to the corrugations, but not parallel to them. Corrugating stiffened the sheets, and allowed greater span over a lighter framework, as well as reduced installation time*

and labor. Galvanizing with zinc to protect the base metal from rust was developed in France in 1837 as was soon used in the U.S. on post offices and customhouses, as well as on train sheds and factories.

Tin-plate iron, commonly called "tin roofing," became common with the widespread establishment of rolling mills, in which metal stock passed through a pair of rollers, the low cost, light weight, and low maintenance of tin plate made it the most common roofing material. Embossed tin shingles, whose surfaces created interesting patterns, were popular throughout the country in the late 19th century. Tin roofs were kept well-painted, usually red; or, as the architect A. J. Davis suggested, in a color to imitate the green patina of copper.

The applicant intends to use "Galvalume" roofing, which is sheet steel with a 55% aluminum-45% zinc alloy coating. The product is resistant to corrosion and has a long life (testing indicates that this roof materials lasts for well over 30 years). The material is pre-painted and at such point that visible weathering occurs, it is advisable to repaint it.



Figure 3: Example of Galvalume Roofing

In conclusion, Staff believes that the proposed metal roofing was widely used during the North Historic District's period of significance, which dates back to the Victorian period of the late 19<sup>th</sup> century. This material is appropriate for this architectural style and is compatible with similar roofs of many structures in the vicinity.

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

*Staff comment: Applicable provisions of the Secretary of the Interior's Standards call for replacing building elements with like kind. Staff does not have any documentation indicating what the original roof material was for this structure, but it is clear that at the time of its construction metal roofing was commonplace and thus appropriate in this circumstance.*

3. 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 following pictures illustrate that other historic structures in the vicinity have similar roofing materials as what is proposed.*



Figure 4: 515 N. 4<sup>th</sup> St.



Figure 5: 516 N. 4<sup>th</sup> St.



Figure 6: 400 block N. 4<sup>th</sup> St.

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

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

*Staff comment: the proposed metal roof is in keeping with the architectural style and common practices in the District's period of significance and thus will not harm the building's architectural and historic value.*

5. **(2) In the case of a proposed new structure, that such structure will not, in itself or by reason of its location on the site, materially impair the architectural or historic value of a structure on adjacent sites or in the immediate vicinity.**

*Staff comment: not applicable as the roof is a component of the structure, not a separate structure.*

6. **(3) In the case of a proposed new structure, that such structure will not be injurious to the general visual character of the district in which it is to be located.**

*Staff comment: not applicable as the roof is a component of the structure, not a separate structure.*

7. **(4) In the case of the proposed demolition of an existing structure, that the removal of such structure will not be detrimental to the historic and architectural character of the district, or that, balancing the interest of the city in preserving the integrity of the district and the interest of the owner of the property, approval of the plans for demolition is required by considerations of reasonable justice and equity; in the latter event the board shall issue an order postponing demolition for a period of not to exceed three months.**

*Staff comment: not applicable.*

**STAFF RECOMMENDATION**

Staff recommends approval of COA HB 11-08.

# Certificate of Appropriateness HB 11-12 520 Oak St.

## STAFF REPORT

**DATE:** March 31, 2011

**TO:** Historic Preservation Board members

**FROM:** Thad Crowe, AICP  
Planning Director

### APPLICATION REQUEST

This application is to erect signage and undershirt (enclose) a back porch. Required public notice included legal advertisement, property posting, and letters to nearby property owners (within 150 feet).



Figure 1: Property Location

**APPLICATION BACKGROUND**

This two-story Frame Vernacular building is a contributing structure in the South Historic District and was constructed as a single-family home around 1909, according to its Master Site File. The structure was converted in recent years to business use, first as an Attorney's Office, and now by the Applicant, who resides there and also runs a physical therapy business. In the picture of the structure below, Staff has "photo-shopped" the proposed signs into the setting to provide a visual to demonstrate the (approximate) scale and appearance of the signs. One sign is located four feet inside the fence and mounted on posts and the other is to the left of the front door.



Figure 2: 520 Oak St.



Figure 3: Close-Up of Post-Mounted Ground Signs  
36" by 24", mounted on 7' tall 4X4 posts  
5' tall address sign attached to bottom



Figure 4: Close-Up of Wall Sign to Left of Front Door  
16" by 20"

A second part of this COA request was to “underskirt” the rear porch. However Staff made the determination that this approval was already granted at the August, 2010 meeting since the motion to approve did not specify which area of the house the approved underskirting applied to. Therefore continuing the same approved materials for underskirting the rear porch is appropriate and does not require additional Board approval.

The following photos show adjacent properties.



Figure 5: 120 S. 6<sup>th</sup> St., West of Property



Figure 6: 116 S. 6<sup>th</sup> St., West of Property



Figure 7: 1<sup>st</sup> Baptist Church Parking Lot, South of Property

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.

## **PROJECT ANALYSIS**

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

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

*Staff comment: As the attached National Park Service Preservation Brief # 25 notes, regulation of signs in historic districts should strive to achieve a balance between curbing visual blight on one extreme and providing needed visibility and viability for businesses in historic structures. The proposed signs are to be made of wood, which is in keeping with the wood frame building, and the hunter green background color and goldleaf text color blend in well while providing an internal contrast that makes the signs distinct and readable. The Brief provides the following recommendations for new signs on historic structures.*

- **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.**

*Staff comment: Designed as a residence, the structure lacks the elements of downtown buildings that typically serve as appropriate sign locations, such as storefront windows and fascias (between the storefront and the second floor). The placement of a small sign to the left of the front door, as proposed by the Applicant, is appropriate for residential conversions such as this. Placing the sign at this location calls attention to the building entrance, where the eye is drawn anyway. The small sign size (less than 2' by 2') by the door does not overwhelm the door and its transom/lights above or other façade elements like windows. The only other possible appropriate location for a sign (not proposed by the Applicant) would be in the center of the gable end facing Oak Street. Regarding the ground sign to be located in the side yard, it would not be less appropriate to affix a somewhat larger sign (three feet wide by two feet high) on the building façade (unless it was affixed to the gable end) – therefore it is appropriate as proposed.*

- **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: The only sign to be mounted on the building is the sign to be located left of the front door, which will not obscure significant features of the building.*

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

*Staff comment: Staff believes that the relatively small size of the signs will not negatively impact adjacent structures.*

*In conclusion, Staff believes that the colors, placement, and size of the proposed signs present a harmonious appearance and do not clash with the building and site features.*

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

*Staff comment: The Secretary's standards mostly focus on Preservation, Rehabilitation, Restoration, and Reconstruction and actions that restore or reconstruct original features. The following standards are applicable for new construction, which would include the installation of signs.*

**"9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. 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."**

*Staff comment: the wall/porch sign does not destroy historic materials and is compatible with exterior features of the building. The ground sign is placed away from the building and therefore does not detract from it.*

**"10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."**

*Staff comment: both signs can be removed without any harm to the structure and site.*

**3. 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: As previously noted, 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. While there are few examples of ground signs utilized for residential conversions, the examples below show that such signs have been allowed and do not detract from the historic surroundings.*



Figure 5: 210 S. 4<sup>th</sup> St. (sign in lower right)



Figure 6: 220 Madison St.

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

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

*Staff comment: not applicable*

5. (2) In the case of a proposed new structure, that such structure will not, in itself or by reason of its location on the site, materially impair the architectural or historic value of a structure on adjacent sites or in the immediate vicinity.

*Staff comment: as previously noted, neither signs will harm the architectural character of adjacent sites and structures.*

6. (3) In the case of a proposed new structure, that such structure will not be injurious to the general visual character of the district in which it is to be located.

*Staff comment: given the muted colors and small sizes of the signs, visual impacts will be limited.*

7. (4) In the case of the proposed demolition of an existing structure, that the removal of such structure will not be detrimental to the historic and architectural character of the district, or that, balancing the interest of the city in preserving the integrity of the district and the interest of the owner of the property, approval of the plans for demolition is required by considerations of reasonable justice and equity; in the latter event the board shall issue an order postponing demolition for a period of not to exceed three months.

*Staff comment: not applicable.*

8. (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 stated, the porch sign will not cover or damage exterior elements and will not negatively impact adjacent structures.*

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.

*Staff comment: not applicable.*

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: not applicable.*

- 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.*

**STAFF RECOMMENDATION**

Staff recommends approval of COA HB 11-12.

**ARTICLE III. HISTORIC DISTRICTS****Sec. 54-71. Intent and purpose of article.**

(a) The structures within the city provide visual evidence of the city's significant role in the economic, political and architectural development of northeast Florida, wherein the city for a substantial period in the 19th and 20th centuries occupied a prominent place in a regional tourist and industrial economy. The city has provided the state with political, economic and social leadership, whose values and position is reflected in the structures its members sponsored. The historic districts of the city represent in the homogeneity of their architectural forms the city's legacy of prominence and possess a distinctiveness of character in the visual interrelationship and congruity of their separate elements, the maintenance of each of which is vital to all.

(b) In recognition of the importance of the city's heritage:

(1) It is hereby declared as a matter of public policy that the protection, enhancement and perpetuation of properties of historic, cultural and aesthetic merit are in the interest of the health, morals, prosperity and general welfare of the people of the city. Therefore, the purpose of this article is to:

- a. Effect and accomplish the protection, enhancement and perpetuation of districts, structures and sites which represent distinctive elements of the city's cultural, social, economic, political and architectural history;
- b. Foster civic pride in the accomplishments of the past;
- c. Enhance the city's appeal to visitors and thereby support and stimulate the economy;
- d. Protect and enhance property values as a means of stabilizing historic districts of the city; and
- e. Promote the use of historic districts for the education, pleasure and welfare of the people of the city.

(2) It is further declared that the purposes of this article are to:

- a. Retain and enhance those properties which contribute to the character of the historic districts and to encourage their adaptation for current use and to ensure that alterations of existing structures are compatible with the character of the historic districts; and
- b. Ensure that new construction and subdivision of lots in historic districts are compatible with the character of the historic districts.

(Code 1981, § 14-51)

**Sec. 54-72. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Alteration* means all construction, demolition, relocation or change in appearance of the exterior of a structure. This includes but is not limited to major landscaping; using different roofing or siding material; replacing, eliminating or adding doors, door frames, windows, window frames, shutters, fences, railings, porches, balconies, dormers or other ornamentation; or internal alterations. This shall

not include repainting with the same or a similar color, but may include extreme variation in color if such repainting is visible from a public right-of-way.

*Area* means a clear or open space of land, the enclosed space or location on which a structure stands or could stand.

*Board* means the historic preservation board of the city created by this article.

*Certificate of appropriateness* means a document evidencing approval of the architectural review board for work proposed by an applicant.

*Commission* means the city commission.

*Demolition* means the act or process of removing all or part of a structure.

*Designation report* means a document that establishes and defines the historic character and significance of the proposed district, setting forth the criteria upon which the designation and boundaries are based and describing improvements of significance to the district. The report identifies exterior features of each structure that contribute to the district. The report includes a map that identifies the boundaries of the district. The boundaries shall in general circumscribe all appropriate properties that contribute to the significance of the district.

*District* means a geographically definable area, urban or rural, possessing a significant concentration, linkage or continuity of sites, buildings, structures or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.

*Ordinary maintenance or repair* means work done to prevent deterioration of a structure or to correct any minor deterioration or decay of a structure or any part thereof by restoring the structure as nearly as practicable to its condition prior to such deterioration or decay.

*Relocation* means the moving of a structure to a new location or position.

*Resources* means districts, sites, buildings and structures.

*Site* means the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself maintains a historical or archeological value regardless of the value of any existing structures.

*Structure* means a work made up of interdependent and interrelated parts in a definitive pattern or organization. Constructed by man, it is often an engineering project large in scale.

(Code 1981, § 14-52)

**Cross references:** Definitions generally, § 1-2.

### **Sec. 54-73. Enforcement; penalties.**

(a) *Stop work orders.* A stop work order shall be issued by the building official in any case where work has commenced or preparation for work has commenced, if no certificate of appropriateness has been obtained where one is required by section 54-78. The stop work order shall be issued to the owner, the occupant, or any person commencing work or preparation for work in violation of this article. The stop work order shall remain in full force and effect until a certificate of appropriateness has been obtained or it has been determined by the board that no certificate of appropriateness has been obtained where one is required by section 54-78.

(b) *Penalties.*

(1) Any person who violates any provision of this article shall be punished as provided by section 1-10.

(2) Any person who files with the board any application or request for a certificate of appropriateness and who refuses to furnish, upon demand by the board, any information relating to such application or request, or who willfully makes any false statement in such application or request, or who, upon such demand, willfully furnishes false information to the board, shall be punished as provided by section 1-10.

(Code 1981, § 14-58)

#### **Sec. 54-74. Appeals.**

Any person aggrieved by a decision of the board may, within 15 days thereafter, apply to the city commission for a review of the board's decision. Such application must be filed with the city manager in writing.

(Code 1981, § 14-59)

#### **Sec. 54-75. Relationship of article to comprehensive plan.**

This article implements and furthers the following objectives and policies of the city comprehensive plan 2005:

(1) 2.1, Future land use element:

- a. Policy A.1.4.
- b. Policy A.1.5.
- c. Policy A.1.5.1.
- d. Policy A.1.5.2.
- e. Policy A.1.5.3.
- f. Policy A.1.5.4.
- g. Policy A.1.5.5.
- h. Policy A.1.9.3.

(2) 2.2, Housing element:

- a. Objective C.1.5.
- b. Policy C.1.5.1.
- c. Policy C.1.5.2.
- d. Policy C.1.5.3.

(Code 1981, § 14-60)

#### **Sec. 54-76. Historic preservation board.**

(a) *Established.* There is hereby created an historic preservation board of the city.

(b) *Purpose.* The responsibility for carrying out the aims of the article and for preserving and enhancing the character of the districts is hereby invested in the historic preservation board.

(c) *Membership; compensation of members.* The board shall be composed of seven members and one alternate. Members shall be appointed by the city commission. Whenever possible,

with preference given to property owners within the designated historic districts, the members shall include:

- (1) An architect;
- (2) A property owner within the North Historic District;
- (3) A property owner within the South Historic District;
- (4) A representative of the Putnam County Historical Society;
- (5) A contractor;
- (6) A real estate broker; and
- (7) An attorney.

Members shall be selected on the basis of their interest in preserving historic districts, and they shall serve without compensation.

(d) *Term of members; removal of members; vacancies.*

- (1) All members are appointed for three-year terms.
- (2) Members may be reappointed for consecutive terms.
- (3) The city commission may remove members for just cause.
- (4) If a vacancy occurs, a new appointment shall be made by the city commission for the unexpired term.

(e) *Officers; meetings.*

- (1) At their first meeting, the appointed board members shall elect officers, who shall serve for terms of one year.
- (2) A majority of the members of the board shall constitute a quorum.
- (3) The board shall adopt rules for the transaction of its business and consideration of petitions or applications. The rule-making power of the board shall not be final. All rules or regulations will be submitted to the city commission for review prior to final adoption.
- (4) All meetings of the board shall be open to the public and a public record shall be kept of the board's resolutions, proceedings and actions.
- (5) The board shall meet at the call of the chairperson and at such times as a majority of the board may determine.
- (6) The board may call special meetings according to the rules and procedures adopted by the board.

(f) *Duties.* It shall be the duty of the board to:

- (1) Recommend to the city commission, by means of designation reports, the establishment of historic districts.
- (2) Review petitions for certificates of appropriateness required under section 54-78.
- (3) Develop programs to stimulate public interest in urban/neighborhood conservation and participate in the adaptation of existing codes, ordinances, procedures and programs to reflect policies and goals designed to conserve historic districts.
- (4) Explore and advise property owners concerning funding and grant sources which might be available for the identification, protection, enhancement, perpetuation and use of historic, architectural, archaeological and cultural resources.
- (5) Cooperate with the agencies of city, county, regional, state and federal

governments in planning proposed and future projects to reflect the concerns and policies expressed in this article; and assist, as a consultant, in the development of proposed and future land use plans.

(6) Advise property owners and local governmental agencies concerning the proper protection, maintenance, enhancement and preservation of resources designated under this article.

(7) Advise the city commission concerning the effects of local governmental actions on resources designated or that appear to qualify for designation under this article.

(8) Conduct regular public meetings and call special meetings.

(9) Recommend to the building official the issuance of a stop work order when it appears that there has not been compliance with the requirements of section 54-78.

(10) Otherwise further the objectives and purposes defined in section 54-71.

(11) Develop rules and procedures necessary to implement its powers and duties consistent with the provisions of this article.

(12) Report to the city commission concerning the board's activities at least once a year.

(Code 1981, § 14-53; Ord. No. 02-01, § 1, 1-10-2002; Ord. No. 09-25, § 1, 5-28-2009; Ord. No. 09-34, § 1, 8-27-2009)

#### **Sec. 54-77. Procedure for creation of districts.**

The city commission shall designate by ordinance historic districts, utilizing the following procedure:

(1) Such designation shall be considered upon recommendation from the historic preservation board acting upon its own discretion or upon petition from a property owners.

(2) The recommendation of the board, in the form of a designation report, shall be based on an adequately documented comprehensive survey performed according to the general standards established by the state historic preservation office and shall adhere to the guideline criteria established for listing in the National Register of Historic Places. The historic district 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;
- b. Is associated with the lives of persons significant in our past;
- 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
- d. Have yielded, or may be likely to yield, information important in prehistory or history.

(3) The recommendation prepared by the historic preservation board shall be preceded by a public hearing conducted by the board at which any property owner or agent or attorney may appear. Such public hearing shall provide for the following:

- a. Notice of the public hearing shall be given at least 15 days in advance of the

hearing date.

b. The owner of the property for which the historic designation is sought, or his agent or attorney designated by him in his petition, shall be notified by mail. Notice of the public hearing shall be advertised in a newspaper of general circulation in the city at least one time at least 15 days prior to the public hearing. Notice shall be given by certified mail to all owners of property within 150 feet of the boundary lines of the property for which the historic designation is requested; provided, however, that where the applicant is the owner of land not included in the applicant's application and such land that is not included in the application is a part of or adjoins the parcel for which the request is made, the 150-foot requirement shall be measured from the boundaries of the applicant's ownership, including the land not covered by the applicant's application. For purposes of this provision, owners of adjacent or nearby properties within the distance set out shall be deemed those whose names appear on the latest available tax rolls of the city. Failure of a property owner to receive mail notice shall not invalidate the hearing or subsequent action related thereto.

(4) The board shall submit its recommendation in the form of a designation report to the city commission within 60 days from the date of the public hearing. The recommendation shall be advisory only and shall not be binding upon the city commission.

(5) Upon receipt of the recommendation and designation report from the board, the city commission shall hold a second public hearing with notice to be given pursuant to the provisions of general law.

(Code 1981, § 14-54)

#### **Sec. 54-78. Certificate of appropriateness required; procedure for issuance.**

(a) *Submission of plans.* A certificate of appropriateness shall be required to erect, construct or alter a structure or sign located or to be located in a historic district. Every application for a certificate of appropriateness shall be accompanied by plans for the proposed work. As used in this section, the term "plans" shall mean drawings or sketches with sufficient detail to show interior and exterior architectural design of the structure or sign (both before and after the proposed work is done in the cases of altering, repairing or demolishing a structure), including proposed materials, textures and colors, and the plat plan or site layout, including all site improvements or features such as walls, walks, terraces, paintings, accessory structures, signs, lights, awnings, canopies and other appurtenances. Such plans shall be promptly forwarded by the building official to the board.

(b) *Review of plans; action by board.* The board shall promptly review such plans and shall render its decision on issuing a certificate of appropriateness on or before 60 days from the date that plans are submitted by the building official to the board.

(c) *Notification of decision; issuance of building permit.*

(1) Upon receiving the order of the board, the secretary of the board shall thereupon notify the applicant and the building official of the decision of the board. If the board shall have approved the plans, and has issued a certificate of appropriateness, and if all other requirements of the city have been met, the building official may issue a permit for the proposed structure or sign. If the board shall have disapproved the plans, the building official shall not issue such permit.

(2) In a case where the board has disapproved the plans, and denied a certificate of appropriateness, the secretary of the board shall furnish the applicant and the building official with a copy of the board's written order, together with a copy of any recommendations for changes necessary to be made before the board will reconsider

the plans.

(d) *Failure of board to review plans.* If no action upon the plans submitted to the board by the building official has been taken upon the expiration of 60 days from the time specified in subsection (b) of this section such plans shall be deemed to have been approved and such applicant shall receive a certificate of appropriateness. If all other applicable requirements of the city have been met, the building official may issue the permit.

(Code 1981, § 14-55)

### **Sec. 54-79. Criteria for decisions on certificate of appropriateness.**

(a) *General considerations.* In reviewing an application for a certificate of appropriateness, the board shall consider the design and appearance of the structure, including the interior, front, sides, rear and roof; materials, textures and colors; and plot plan or site layout, including features such as walls, walks, terraces, plantings, accessory structures, signs, lights, awnings, canopies and other appurtenances. 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 Rehabilitation. When reviewing a certificate of appropriateness for relocation of a structure, consideration will be given to the immediate surroundings and to the district in which it is located or to be located. The board shall not exercise any control over land use, such as is governed by the zoning ordinance, or over construction, such as is governed by the building code, unless such control is within the intent and scope of this article.

(b) *Specific rules governing decisions.* Before approving the plans for any proposed structure or signs located or to be located in a district, the board shall find:

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

(2) In the case of a proposed new structure, that such structure will not, in itself or by reason of its location on the site, materially impair the architectural or historic value of a structure on adjacent sites or in the immediate vicinity.

(3) In the case of a proposed new structure, that such structure will not be injurious to the general visual character of the district in which it is to be located.

(4) In the case of the proposed demolition of an existing structure, that the removal of such structure will not be detrimental to the historic and architectural character of the district, or that, balancing the interest of the city in preserving the integrity of the district and the interest of the owner of the property, approval of the plans for demolition is required by considerations of reasonable justice and equity; in the latter event the board shall issue an order postponing demolition for a period of not to exceed three months. If the board concludes that the demolition should be postponed, it shall, before issuing any final order with respect to such postponement, afford the applicant an opportunity to appear before the board to offer any evidence he may desire to present concerning the proposed order. Within the period of postponement, the board shall consult with the Putnam County Historical Society board of directors and others to ascertain what the city or other agency or organization may do to preserve such structure and shall make recommendations to that effect to the city commission or otherwise cause the structure to be preserved. This article shall not apply to any permit for demolition which had been applied for, in proper form, prior to the effective date of the ordinance from which this article is derived.

(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:

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.

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.

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.

(c) *Form of decision.* Every decision of the board, in passing upon plans for structures or signs located or to be located in the district, shall be in the form of a written order stating the findings of the board, its decision and the reasons therefor.

(d) *Recommendations for changes in plans.* The board shall not disapprove any plans without giving its recommendations for changes necessary to be made before the plans will be reconsidered. Such recommendations may be general in scope, and compliance with them shall qualify the plans for reconsideration by the board.

(Code 1981, § 14-56)

### **Sec. 54-80. Proper maintenance of structures required.**

Neither the owner of, nor the person in charge of, a structure within a historic district shall permit such structure to fall into a state of disrepair which may result in the deterioration of exterior appurtenances or architectural features so as to produce or tend to produce, in the judgment of the board, a detrimental effect upon the character of the district as a whole or the life and character of the structure in question.

(Code 1981, § 14-57)

### **Sec. 54-81. District boundaries.**

(a) *North historic district.* The boundaries of the north historic district shall be as follows:

Palatka North Historic District

(Note: For purposes of this description, the town plan is assumed to be oriented due north/south.)

A tract of land lying in the city more particularly described as follows: Beginning at an intersection of the southerly line of BK 66 P 462, and the westerly shore of the St. Johns River; thence run westerly along the southerly line of said BK 66 P 462 to the easterly Right-of-Way (R.O.W.) of North First Street; thence southerly along said R.O.W. to intersect with the easterly projection of the southerly

line of BK 79 P 285; thence westerly along said projection to the southwest corner of BK 174 P 176; thence northerly along westerly line of said BK 174 P 176 to the southerly R.O.W. of Madison Street; thence westerly to the northwest corner of Block 5 as platted in Dick's map of Palatka in MB 2 P 46; thence southerly along the westerly line of Block 5 and extended to intersect with the southerly R.O.W. of Main Street; thence westerly along said R.O.W. to intersect the westerly R.O.W. of North Fourth Street; thence northerly along said R.O.W. to intersect the southerly R.O.W. of Madison Street; thence westerly along said R.O.W. to intersect the westerly R.O.W. of North Fifth Street; thence northerly along said R.O.W. to intersect a westerly projection of the northerly line of Block 20 (a.k.a. Merry Days resubdivision of part of Block 20 as platted in MB 1 P 100); thence southeasterly along said projection and along northerly line of said Block 20 to the westerly R.O.W. of North Fourth Street; thence southeasterly to the easterly R.O.W. of North Fourth Street at a point that is the westerly projection of the northerly line of OR 118 P 611; thence along said projection to the northeast corner of said OR 118 P 611; thence southeasterly to intersect the easterly R.O.W. of North 3rd Street and the north boundary of Sunny Point subdivision as platted in MB 3 P 180; thence northeasterly, southeasterly and southwesterly along said Sunny Point subdivision to the most northerly corner of BK 149 P 21; thence southerly along the easterly line of said BK 149 P 21 and extended to the northwest corner of BK 211 P 245; thence easterly along northerly line of said BK 211 P 245 and extended to the easterly R.O.W. of North Second Street (also being the westerly line of BK 228 P 250); thence southerly along said R.O.W. to the southwest corner of said BK 228 P 250; thence easterly along said R.O.W. to the southwest corner of said BK 228 P 250; thence easterly along the southerly lines of BK 228 P 250, BK 214 P 267 and BK 218 P 278 to the southeast corner thereof; thence southerly along the westerly line of BK 160 P 169, BK 174 P 589 and BK 159 P 35 to the southwest corner thereof; thence easterly along the southerly line of BK 159 P 35 and extended to the easterly R.O.W. of North First Street; thence northerly along said R.O.W. to the northwest corner of BK 139 P 584; thence easterly along the northerly line of said BK 139 P 584 to intersect the westerly shore of the St. Johns river; thence southerly along the westerly shore of said river to intersect the southwest corner of BK 66 P 462, being the point of beginning, and to close.

(b) *South historic district.* The boundaries of the south historic district shall be as follows:

#### Palatka South Historic District

A tract of land lying in the city more particularly described as follows: Beginning at the intersection of the westerly shore of the St. Johns river and the easterly projection of the southerly right-of-way (R.O.W.) of St. Johns Avenue; thence westerly along said projection to intersection with the westerly R.O.W. of Memorial Parkway (formerly known as South First Street); thence southerly and southwesterly along said R.O.W. to intersect with the northeast corner of BK 159 P 271; thence northwesterly along the northerly line of said BK 159 P 271 to intersect with the easterly R.O.W. of South Second Street; thence northerly along said R.O.W. to intersect with the easterly projection of the northerly line of Lot 8 Block 12 as platted in Dick's map of Palatka in MB 2 P 46; thence westerly along said projection to the southeast corner of Lot 4 Block 12; thence northerly along the easterly line of said Lot 4 and Lot 3 to the northeast corner of Lot 3; thence westerly along the northerly line of said Lot 3 to the easterly R.O.W. of South Third Street; thence southwesterly to intersect the westerly R.O.W. of South Third Street and the northeast corner of BK 137 P 358; thence westerly along the northerly line of said BK 137 P 358 and extended to intersect the easterly line of Lot 4 Block 14; thence southerly to the southeast corner of said Lot 4; thence westerly along the northerly lines of Lots 2 and 3 of Block 14 and extended westerly along the northerly lines of Lots 2, 3, 4, Block 25, Lots 2, 3, 6 Block 28, Lots 1, 4, 5, 8, 9, 12 Block 38, Lots 2, 3, 6 Block 54, Lots 2, 3, 6 Block 63 to intersect with the westerly R.O.W. of South Ninth Street; thence southerly along said R.O.W. to intersect the northerly R.O.W. of Laurel Street; thence westerly along said R.O.W. to intersect the westerly R.O.W. of South Tenth Street; thence southerly along said R.O.W. to intersect the southerly R.O.W. of Carr Street; thence easterly along said R.O.W. to intersect the westerly R.O.W. of South Ninth Street; thence southerly along said R.O.W. to intersect with the northwesterly R.O.W. of Crill Avenue; thence across Crill Avenue to intersect the northerly corner of Block 146, also being the southwesterly R.O.W. of Morris Street; thence southeasterly along said R.O.W. to intersect the northerly R.O.W. of Emmett Street; thence southwesterly along said R.O.W. to intersect with a northwesterly projection of the southwesterly line of

BK 78 P 562; thence southeasterly along said projection and the southwesterly line of BK 78 P 562 and extended to the southerly corner of BK 133 P 252 and continue on same projection to intersect the westerly shore of St. Johns river; thence northeasterly along said river to the point of beginning, and to close.

(Code 1981, § 14-61)

Secs. 54-82--54-110. Reserved.