

HISTORIC PRESERVATION BOARD

AGENDA

October 6, 2011 - 4:00 PM

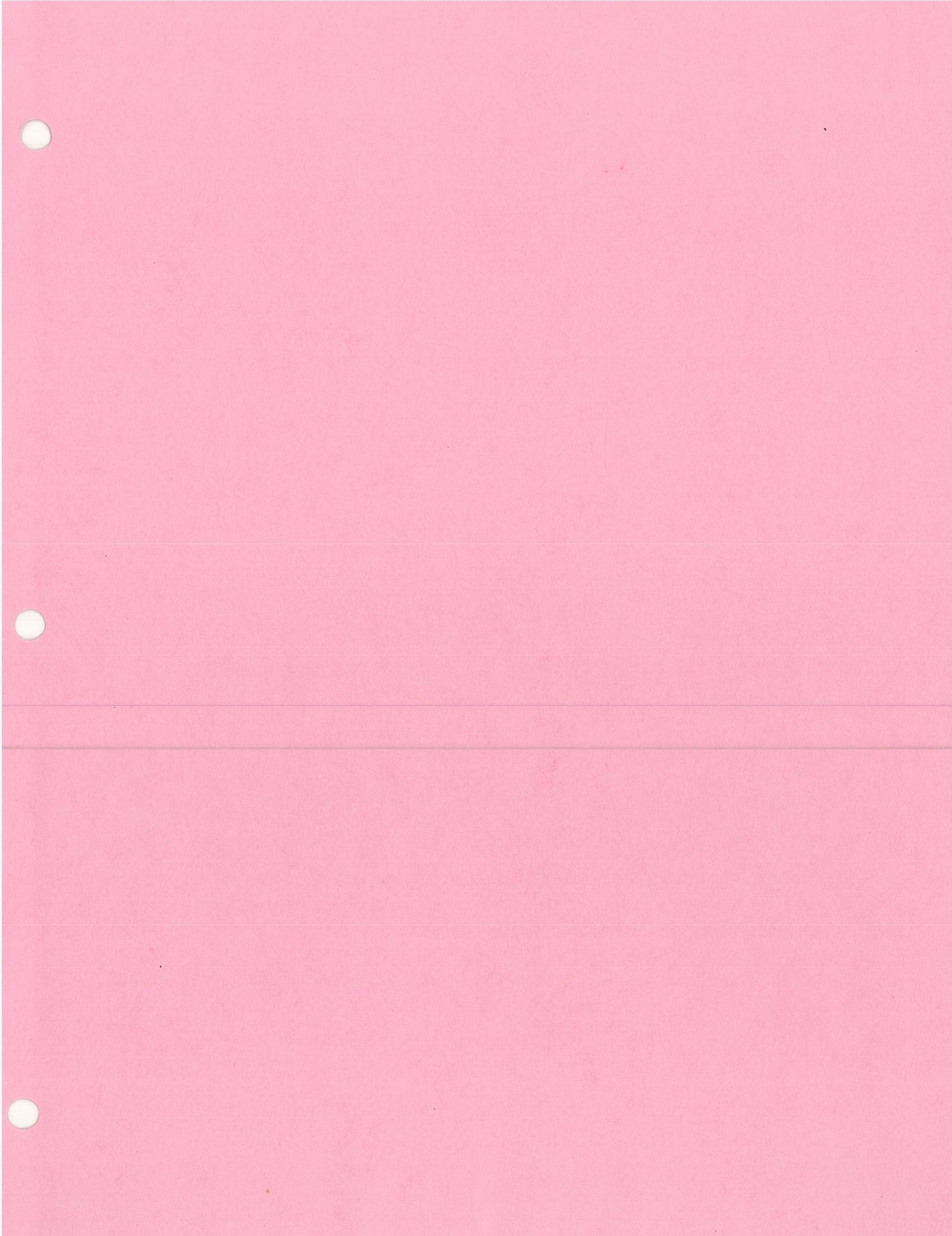
1. Call to Order
2. Roll Call
3. Approval of August 4th, 2011 Minutes
4. Read "To Appeal Any Decision"
5. OLD BUSINESS -
6. NEW BUSINESS-

Case HB 11-28	Address:	505 Kirby Street
	Parcel number:	42-10-27-6850-0440-0011
	Applicant:	Emily & Seth Geiger
	Request:	For a Certificate of Appropriateness to remove the existing chain link fence and replace with a custom white wood fence, replace the existing metal roof with like material, replace the metal wire post with an 8" white wood post on front porch and carport.

Case HB 11-37	Address:	208 Madison Street
	Parcel number:	42-10-27-6850-0080-0031
	Applicant:	Warwick Julia H + Brian H/w
	Request:	For a Certificate of Appropriateness to construct a 562.2 sq. ft., attached 2 car garage to match the existing structure.

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 CITY OF PALATKA

Minutes for the August 4th, 2011 Meeting

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

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

Staff present: Planning Director Thad Crowe and Recording Secretary Deena McCamey.

Motion made by Ms. Crabill to approve the April 6, 2011 minutes. Seconded made by Ms. Van Rensburg. All those present voted affirmative, motion passed.

Ms. Correa read appeal procedures.

OLD BUSINESS - none

NEW BUSINESS-

Case HB 11-31 **Address:** 503 N 3rd Street
 Applicant: Manderville, Mercedes

Request: For a Certificate of Appropriateness to construct a 46 3/4" x 48' black metal fence to include matching gate.

Mr. Crowe gave a brief power point presentation explaining the applicant's request, including photographs of the property in question. He described the different types of metal fencing used within the city's historic and present times. He recommended approving the style of metal fencing the applicant is requesting.

Mr. Miles said the photos that came with the packet show a white house with blue or green shutters. His concern was the property appeared to have an existing white aluminum or wood fence.

Ms. Van Rensburg advised Mr. Miles to look at the Florida Master Site File (FMSF) photo of how the house appeared at that time and look at the most recent photo; there he should see all the improvements that have already occurred. She said the handicap ramp, the white vinyl fence was removed and the house was repainted with help from the TIF/HIP program. She also pointed out the house originally had black metal railing on the front porch steps as shown in the FMSF.

Mr. Miles said he was OK with it.

Ms. Correa said the house looked to be of the early 1900's construction and an American Four Square style.

Ms. Crabill estimated the date of construction to be around 1909 to 1915.

Ms. Correa asked if the decision to have the metal fence installed was for maintenance purposes instead of having a wooden or white picket fence.

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Ken Manderville Jr., 103 Hall Rd. Melrose, introduced himself as the applicant's son. He said when all of these changes were going on his mother asked him what he thought would be the best type of fence: wood or metal. He replied metal fencing would last longer and look better.

Ms. Correa asked if there were further questions from the board.

Motion made by Ms. Crabill to approve staff recommendation, second by Mr. Evans.

Discussion- Mr. Miles asked would a spear top fencing be allowed by code or are they excluded due to safety.

Mr. Crowe said he unaware of any code concerning that type of fence top.

Mr. Miles said many municipalities require a smooth rail on the top cap verses the spear top.

Mr. Crowe said he believes there is no such prohibition, but he said he would look into it and report back to the board at the next meeting.

Ms. Correa said particularly in the historic districts the spear tops would be in keeping with the traditional wrought iron look, she said she had never heard of historical fences without spear tops. She suggested Mr. Crowe research it.

Mr. Miles said he was OK with that.

Ms. Correa asked if there were any further discussion.

Motion continued- All were in favor. Motion passed unanimously.

Case HB 11-32 **Address:** 414 Bronson Street
 Applicant: Judith A Gooding

Request: For a Certificate of Appropriateness to replace the existing metal shingle roofing material with silver colored 26 Ga. 5 V-Crimp Galvalume® roofing material.

Mr. Crowe gave a brief power point presentation, explaining the applicants request was for a reroof using the Galvalume® material. This house is located in the North Historic District; he said metal roofs are common within that district. He said this request is similar to the one from the last meeting which the board approved. The house in question has existing tin shingles that are not decorative or embossed but can be expensive to replace. Metal roofs were used probably in the late 19th century and are in keeping with the Secretary of the Interior Standards for that time period and architectural style. He added this alteration will not impair the character of the building and there are no negative visual impacts, and that he recommended approval.

Mr. Gooding 414 Bronson St. said the re-roof is part of the TIF/HIP grant program. He said the portion to be replaced is where the flat metal shingles are and he believes they are original. He said there is an addition in the rear of the house which was added about twenty years ago that has V-Crimp tin roofing material that will not be replaced. The new roof will match in color and style of the addition making the entire roof the same material. He also said that style of metal material is similar to the neighboring houses and said two neighbors had that type of metal roofs approved by the board and he assumed that if the board passed those requests, then he should have the opportunity to do the same.

Ms. Crabill asked if the whole roof will be replaced.

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Mr. Gooding replied no, the addition that was added in the back will not be replaced and the only portion replaced will be the original structure.

Mr. Gilbert asked if the material will match.

Mr. Gooding said yes, that is why he decided not to use a colored roof so it would match.

Ms. Correa asked is the roof leaking and is that why he wants to replace the roof.

Mr. Gooding stated yes.

Ms. Correa told the members there is a need for this request.

Motion made by Mr. Miles to approve COA HB 11-32, second made by Ms. Crabill. All were in favor motion passed unanimously.

OTHER BUSINESS-

A. Review Certified Local Government Application and Resolution.

Ms. Correa asked if everyone received the application & resolution along with a copy of the CLG program that Ms. McCamey handed out prior to the meeting.

Mr. Crowe told the board the (CLG) Certified Local Government is a partnership between the City, State Historic Preservation Office and the National Parks Service. The benefits consist of training, grants for planning, surveys and networking with other CLG jurisdictions and state. There are requirements that include reporting to the state of their active program which the city already has. He said the process takes six months to one year once the application has been sent out. It does require a resolution signed by the Mayor and an agreement between the city and state, which basically says we are going to continue with what we are already doing.

Mr. Crowe said he wanted to update the board concerning the downtown historic district. He spoke with the chair and they decided it would be more appropriate to discuss this matter at a board meeting, because of the sunshine law. He continued by saying the board has talked about strategies that would encourage an idea of having a downtown historic district along with the CLG program. He said this would be a good opportunity for educating downtown property owners, city commission and the public concerning the benefits of the CLG program and how it can work hand and hand with a downtown historic district. He said that the final resolution and application could come back before the board for a final vote. He said he wasn't sure if it would need to go to the planning board for approval, but he said he could find out, but it definitely needs to go to the city commission.

Ms. Correa said the Historic Preservation Board members have already formally voted and approved the CLG program along with Downtown Palatka, Inc., Merchant Group, Main Street, North Side Neighborhood Association and the South Side Neighborhood Association. She said she would forward copies of the minutes from those meetings.

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Mr. Crowe said once he has copies of the votes and the approved minutes from those meetings he can move forward to the city commission. The two agenda items will be paired together first the CLG program, which would be the resolution/application and if approved that would initiate the CLG in Tallahassee to begin that portion of the process. The other item would be to discuss the Downtown historic district, their direction and consensus from the commission. He said he plans to bring the idea of a district different than the present historic districts, which will be more flexible. He asked the chair to come up with some ideas to present this to the city commission. He said this will be different because the commercial buildings need more flexibility than residential historical districts in regard to design standards.

Ms. Correa said there are other perks such as tax incentives for the commercial districts and some grandfathering of building code requirements if adopted.

Mr. Crowe said one incentive would be the historic tax exemption. The State of Florida authorizes the use of such exemptions with National Register or Local Government designation, but such exemptions should not be provided with National Register designation since there is no protection or design review with this designation.

Ms. Correa said that's where the board could recommend that historic tax exemptions be tied into a local historic district, keeping the exemptions as an incentive for a downtown district.

A downtown district would also include flexible interpretation of building codes in exchange for a base level of regulation.

Ms. Correa said when the board gets to that point all of the board members needed to come to that city commission meeting as a presence for the historic preservation board as a support.

Mr. Crowe reiterated that since the board already voted to pursue moving forward with the CLG program, he will gather the required information and move forward.

Ms. Correa said she forwarded a copy of the whole packet with all of that information to Mr. Boynton and she will also get with Mr. Crowe.

Ms. Crabill asked Mr. Evans and Mr. Miles to send their resume into staff quickly so the board can move forward with that portion of required documents.

Ms. Correa said she forwarded a copy of the blank form to staff, she asked staff to forward it to Mr. Miles and Mr. Evans so they can also fill it out and forward back for processing.

Mr. Miles pointed out errors in the packet and asked for them to be corrected before any resolutions or ordinances be presented to the city commission.

B. Discussion of Historic Preservation Ordinance Issues.

Mr. Crowe said he received feedback from one city commissioner and some from residents in the short time he has been with the city and noted he had worked in other cities where this is common. He said one category would be to not require a COA for general maintenance of the home. He said staff should be able to approve

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certain things at the counter, as long as the original appearance of the historic structure is being maintained. If a change of appearance was requested that was not in keeping with the historic district then it should require going in front of the board for their approval.

Mr. Miles asked if he could suggest corrections.

Ms. Correa said she didn't think Mr. Crowe was looking for any corrections; he is looking for a thought process so the board could allow this in the future.

Mr. Crowe said he is not asking for anything at this time. He just wants the board to think about this concept and have the ability to come back with alternatives. But if the board would like to make those changes to the ordinance that would be acceptable to.

C. Review Staff/Board Responsibility (Matrix).

Mr. Miles said he had some typographical and spelling issues along with other issues. He supported easing staff and board's responsibilities as well as making it easier for the public. However he said the board definitely needs to get there and would like to have it come back to the board as early as Mr. Crowe can present it for the board to vote on.

Mr. Crowe asked the board if they liked the three-tiered review.

Ms. Correa said the tiered system looked appealing to her and it would be a good concept. When the board gets to the determination of what kind of design standards that it will use and if it's not going to be the Secretary of Interior Standards, then what will the board use for a definition.

Mr. Crowe said the Seabreeze example would be good because the board could go beyond the Secretary of Interior Standards in terms of specificity. Sometimes when looking at the secretary's standards it can be confusing how to know what is meant. The board can decide to go above and beyond the Secretary of Interior Standards.

Ms. Crabill suggested that if an issue comes up for example: If a homeowner had a leaking roof, staff could approve a temporary tarp to be placed on the homeowner's roof for a short period of time.

Mr. Miles asked staff to look at different locations of the hand out that was given to the board for review. He noted some minor punctuation and spelling errors and asked staff to amend and correct those errors.

Ms. Correa said the handout was a copy of the Seabreeze's guidelines, which was intended just as a reference purpose, it's not the City's guidelines.

Mr. Miles said if staff used their guidelines it in the future those corrections will need to be corrected before published.

Ms. Correa said if the board is going to approve any historical guidelines the board will at that time need to approve what is presented, making it the city's policy of guidelines.

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Mr. Miles asked staff if any reference should be made regarding the new lead paint law that recently was adopted.

Ms. Correa said the EPA has a new Certification for lead base paint removal.

Mr. Miles said he has come across this daily since the adoption as a contractor.

Mr. Crowe asked if he was suggesting that this be a change in the preservation ordinance.

Mr. Miles said that contractors have to become certified in lead-based paint removal. He added if a house is over (20) twenty years old and the contractor is not certified by the EPA and repaints over the existing layer they will be fined. He also suggested the residents should be notified of this new certification requirement.

Mr. Crowe said that if paint is going to be one of the Design Standards then yes it would be appropriate to notify the public.

Ms. Correa said for unpermitted work, most citizens don't realize that the EPA has stepped up their requirements for removing lead-based paint making it a requirement to be certified. She added that the TIF program already requires their painters to be certified before they are allowed to repaint in the Historic District.

Ms. Van Rensburg stated the EPA has brochures specifically for homeowners for the local building departments to distribute to the citizens.

Ms. Correa said depending on which tier painting will fall under, if it does become an item the staff can then approve the building department to have those brochures readily available for the homeowners before they start their process. She questioned if it would need to be in the ordinance or if it should just be information insemminated into the citizens.

Mr. Crowe said if the board went online to review the Seabreeze Design Standards they will see that it is a user friendly document with a lot of educational, technical and regulatory information, including a section of neighborhood history and architecture. They also have sections on how-to's regarding restoration of historic homes in their district. He said the City of Palatka can do the same, the citizens can go to a link and have their questions answered.

He then said based on what he has heard from the board, he will start developing outlines for amending the Historic Preservation Ordinance.

Mr. Miles questioned the verbiage within the sentence on page 24 under the photographs where it says "it is important to repair or replace the roofing with materials similar to the original in size, color and texture" his concern is it says the word "Original" not "Current" what is the intended meaning.

Mr. Crowe replied it gets into a number of issues pertaining to people's budgets and how the roofing material has changed throughout the years. He said the board could always have a backstop for economic hardship which would allow the homeowner to use a more conventional style material. He added the word "Original" is intended for that historic time period, not necessarily the exact original material.

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Ms. Correa said that is what the Secretary of Interior Standards Guideline says, because roofs have to be replaced and there aren't too many homes with the original roofing material.

Ms. Crabill said it can also be hard to find out what the original material was, especially if there are no old photos or history on the house then it can nearly be impossible.

Mr. Crowe said that's where the homeowner would need to go by examples of the architecture and period.

Ms. Correa asked if there was anything else the board wanted to discuss.

Ms. Van Rensburg said since code enforcement has been ordered by the commission to only be strictly reactive as opposed to being proactive, she felt the board can make up all the rules they want to, but when it comes to enforcing the guidelines what is the point of doing all of this if the city is reactive and won't enforce new guidelines.

Ms. Correa said she thought part of it would be more of an educational piece. The guideline would help the homeowners and future homebuyers in a historic district by giving perspective buyers the ability to say here are the pluses and these are the responsibilities of being a historic homeowner. She added it can be hard to enforce such regulations.

Mr. Miles said that is why he moved into the South Historical District; because it is a deed restricted community that was what he wanted but unfortunately it isn't what he got.

Mr. Crowe said there is a comp plan policy that requires the city to have a higher level of vigilance in the historic districts. This becomes more of a matter of resources.

Mr. Miles suggested that each board member could do the same.

Ms. Van Rensburg said it is already hard to build a cohesive neighborhood of neighbors getting along, now there's a situation where neighbors are turning in neighbors and then that becomes a more compounded problem. She said she doesn't fully understand why other towns and cities can go out and run their code enforcement departments by going out and looking for violations but Palatka can't. She said what she heard was the city attorney had a problem with handling the enforcement.

Mr. Crowe said it is an issue of selective enforcement, where the city cannot single out people; it has to be equally applied to everyone.

Ms. Correa said unfortunately this is happening; there are selective people who target certain people (vigilante code enforcers) they choose to select certain people to call or report verses someone who may be their friend then it becomes a misuse by the community.

Mr. Crowe said there is nothing to prevent the city from doing targeted code enforcement where it can be a general area or a random area.

Mr. Miles said code enforcement is critical especially when it can increase the value of property in the city over time and without enforcement it does decrease the property value over time. He said he asked the city to be

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proactive with code enforcement, but the prior commissioners chose not to, maybe now that there are two new commissioners it could be asked again.

Mr. Crowe said if you are asking to target a more specific area like the historic districts the policy of the comp plan recognizes the importance of these historic districts and targeting these areas is appropriate since there is a policy foundation that says we are supposed to preserve and maintain our historical resources. Since the districts are small enough it wouldn't take much resources to enforce them by doing sweeps or something of that nature.

Ms. Correa said is this the appropriate time to target or attack that approach with the commissioners or should the board try to get the small things like guidelines through first. If the commission agrees with the ordinance then the board can push for more in the future. She said let's first get the ordinance in place then we as a board would be able to approach the code enforcement issue later.

Mr. Miles agreed saying sooner the better.

Ms. Correa asked if there were further discussion.

Mr. Crowe said he wanted to discuss advertisement with the board, explaining the code only requires new district designations to have a legal add, certified notice to surrounding neighbors and posting of the properties within a one hundred and fifty foot area of the proposed designation. This is not required for property owners when asking for a certificate of appropriateness, right now staff has in the past ran a newspaper ad, mailed notices by regular mail and posted the properties. He said he did not see why a certificate of appropriateness can't be a localized decision that does not require a newspaper ad, which costs a lot of money and with the city's budget not so good, he suggested the property should be posted, but did not believe the certified mail should continue because of the cost. What he recommended was to amend the code by requiring a ten day regular mail and a ten day property posting for any certificate of appropriateness and for district designations. He then asked the board for approval to move forward with this amendment to the code.

Mr. Gilbert asked this recommendation is for one hundred and fifty feet.

Mr. Crowe said yes it is, if the board wanted to go wider they could, but he recommended staying with the one hundred and fifty feet.

Ms. Correa said with this being a money saving amendment, it may be a bonus with some commissioners. She then asked the board if they agreed with that proposed amendment. All board members were in favor and recommended moving forward.

Mr. Crowe thanked them and said that was all he had for the board at this time.

Adjourn- Ms. Correa said with no further business this meeting is adjourned.

Meeting Adjourned- at 4:50pm



Certificate of Appropriateness

HB 11-28

505 Kirby St.

STAFF REPORT

DATE: September 27, 2011

TO: Historic Preservation Board members

FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

This application is to remove the existing chain link fence and replace with a custom white wood fence, replace the existing metal roof with like material, replace the front porch and carport metal posts with four 8"-wide white wood porch posts/supports and similar carport supports. Required public notice included legal advertisement, property posting, and letters to nearby property owners (within 150 feet).



Figure 1: Property Location

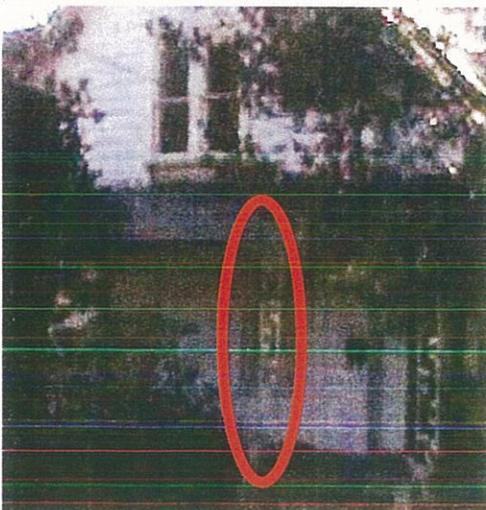
APPLICATION BACKGROUND

This historic structure is a single-family home, located in the South Historic District. The Master Site File (attached with this report) for the property indicates this is Frame Vernacular-style home, constructed between 1892 and 1897.



Figure 2: 505 Kirby St.

The applicant's sketch shows the proposed improvements. The existing porch shed roof will remain but its metal porch supports will be replaced with non-ornamental, wood porch supports (note that this change has already been made, as indicated in the photos below).



Figures 3 & 4: Note previous metal porch columns (left, poor quality photo) and present wood porch columns (right). The photo on the next page gives a better view of what the porch supports looked like.

Given the date of construction and the novelty of carports at that time, it is likely that the carport is not an original feature of construction. It is not known if it was added during the South Historic District's historic period of significance or at a later date.

Figure 5: Carport



The current roofing material is metal shingles and it is not clear if this is the original material. The Applicant proposes to replace the roof with a 29 gauge 5-groove metal roof, color not identified.

Paint colors from an historic palette have been submitted and are acceptable.

Staff did not observe any chain link fence on the property and no information was provided as to where any proposed fencing would be installed. The Applicant may provide information pertaining to this request at the meeting, but the Board has approved picket fencing of up to four feet in height along property lines for other historic properties.

Per Sec. 54-78(a) of the Palatka Municipal Code, under Article III Historic Districts, a Certificate of Appropriateness (COA) is required to erect, construct or alter a structure or sign located in a historic district.

PROJECT ANALYSIS

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

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

Staff comment: the applicant is utilizing wood columns for the porch and carport, which are more appropriate than the previous incompatible metal supports. Such metal porch supports were not utilized during the South Historic District's period of significance (prior to World War II). Staff has not been able to locate a photo of the house with the original porch supports, which were likely installed in the 1940s or 1950s.

Regarding the proposed roofing material, as noted with previous COAs the proposed metal roofing was widely used during the South Historic District's period of significance, which dates back to the Victorian period of the late 19th 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 (see italicized excerpts below).*

Secretary of the Interior's Standards for Rehabilitation # 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.

Staff comment: As noted, staff cannot identify the original porch supports, but it is a reasonable assumption that the metal supports were a later and incompatible replacement, and can thus be removed.

While replacement of the roof with similar metal shingles would be preferable, such an option is cost-prohibitive and metal roofing is an appropriate roofing material for historic structures such as this.

Building Exterior, Entrances and Porches: Identifying, retaining, and preserving entrances-and their functional and decorative features—that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilaster, entablatures, columns, balustrades, and stairs.

Staff comment: while the original porch and porch roof remain, the porch supports were inappropriately changed out, and it is not known what the original supports looked like. However the simple wood supports are in keeping with the frame vernacular character of the structure and blend in harmoniously with the historic character of the building.

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 alterations will not impair the architectural and historic value of the structure, but in fact will enhance the value. In regard to the carport, use of similar wood porch supports will provide some architectural continuity along the front façade, and will be in keeping with the architectural character of the structure.

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.*
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.*
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: the above criteria are not applicable.

STAFF RECOMMENDATION

Staff recommends approval of COA HB 11-28.

FLORIDA MASTER SITE FILE
 Site Inventory Form

FDAHRM 802 ==
 1009 ==

Site Name 505 Kirby St., Palatka, FL 830 == Site No. _____
 Survey Date 801.2 820 ==
 Address of Site: 505 Kirby St., Palatka, FL 32077 905 ==
 Instruction for locating _____

Location: Palatka 44 pt. 1 813 ==
subdivision name block no. lot no. 868 ==

County: Putnam 808 ==

Owner of Site: Name: Gregory, Thomas W. and Jane ;
 Address: 505 Kirby St., Palatka, FL 32077 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>+1897</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 checked="" type="checkbox"/> Borrowing () () 878 ==	
<input type="checkbox"/> Other (See Remarks Below): 878 ==	

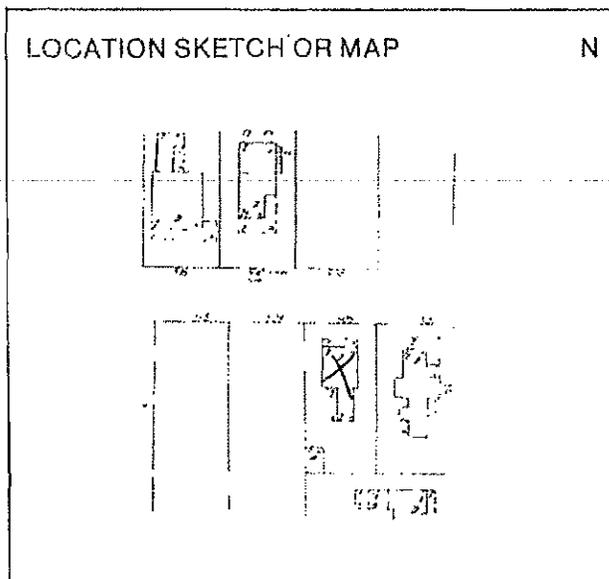
Areas of Significance: Architecture 910 ==

Significance: A Frame Vernacular home influenced by the Victorian period, and built between 1892 and 1897. Steeply pitched gable over a one and one-half story dwelling with vertical emphasis. Although altered, this home contributes to the character of its well-defined neighborhood.

Source: Sanborn

911 ==

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD Frame Vernacular 964 = =
 PLAN TYPE rectangular 966 = =
 EXTERIOR FABRIC(S) aluminum: siding 854 = =
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 = =
 PORCHES W/1-story porch with ornamental iron columns - altered
 _____ 942 = =
 FOUNDATION: piers: brick 942 = =
 ROOF TYPE: gable 942 = =
 SECONDARY ROOF STRUCTURE(S): hip over porch # shed over carport 942 = =
 CHIMNEY LOCATION: center: ridge 942 = =
 WINDOW TYPE: DHS, 1/1, wood 942 = =
 CHIMNEY: brick with corbelled cap 882 = =
 ROOF SURFACING: metal shingles, patterned 882 = =
 ORNAMENT EXTERIOR: wood 882 = =
 NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 1½ 950 = =
 NO. OF DORMERS _____ 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:

<u>17</u> Zone	<u>438440</u> Easting	<u>3279270</u> Northing	890 = =
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Photographic Records Numbers _____ 860 = =

Contact Print

To: Preservation Society

From: Seth & Emily Geiger

Re: Exterior Improvements

LISTED BELOW ARE THE PROPOSED EXTERIOR
IMPROVEMENTS FOR 505 KIRBY STREET.

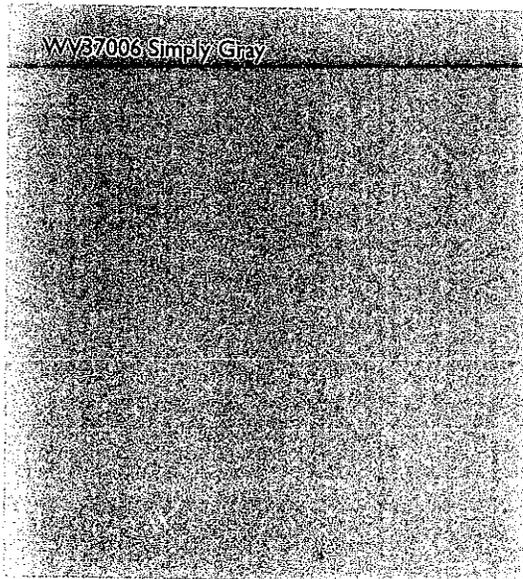
Paint- White with grey trim

Fence- Remove chain link replace with custom white wood fence

Roof- Replace with new 29 gauge 5 groove metal roof

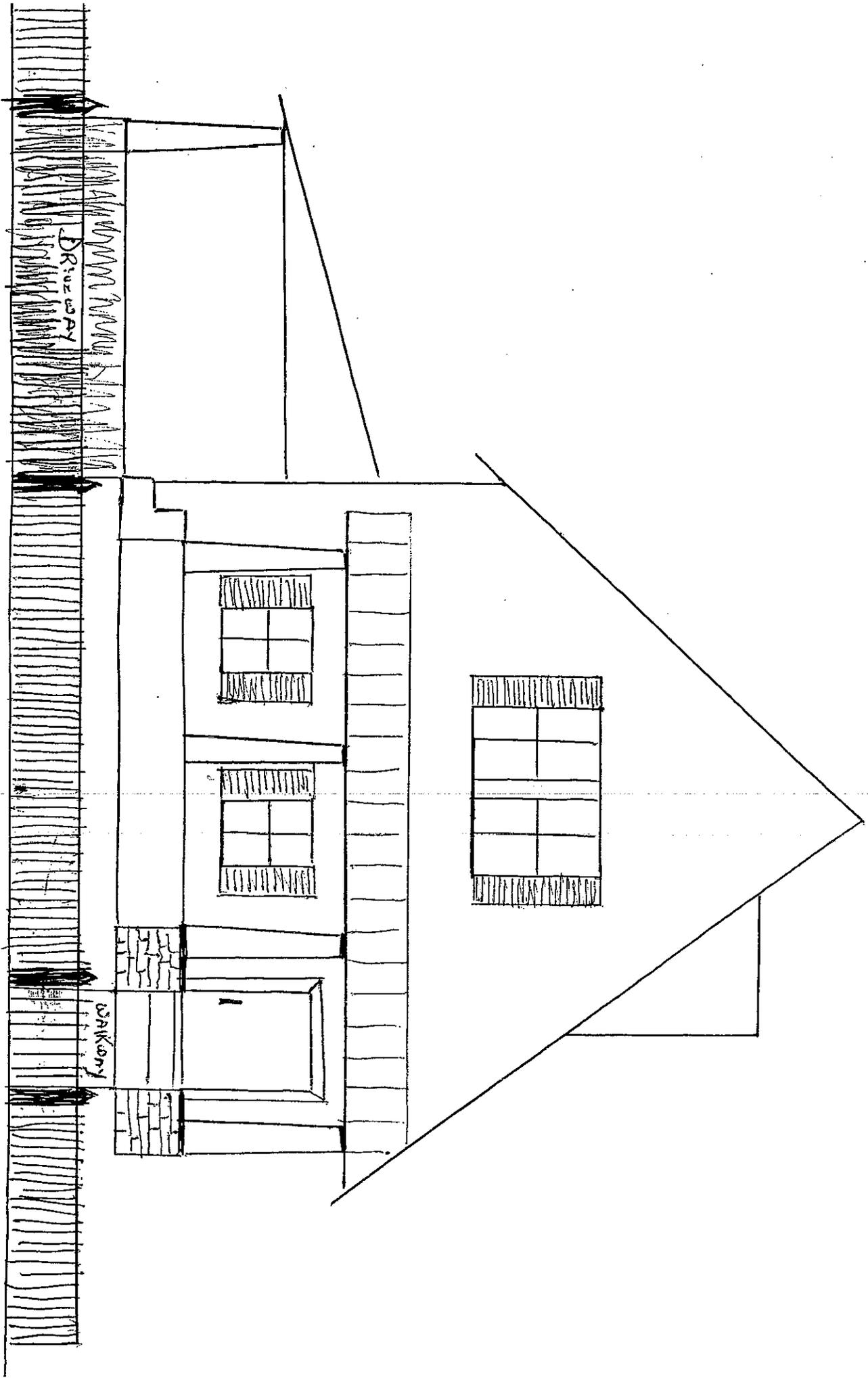
Front porch- Replace metal wire post with 8 inch white wood post

Carport- Replace metal wire post with 8 inch white wood post



WV37006 Simply Gray

WV31001 Clean White



DRIVEWAY

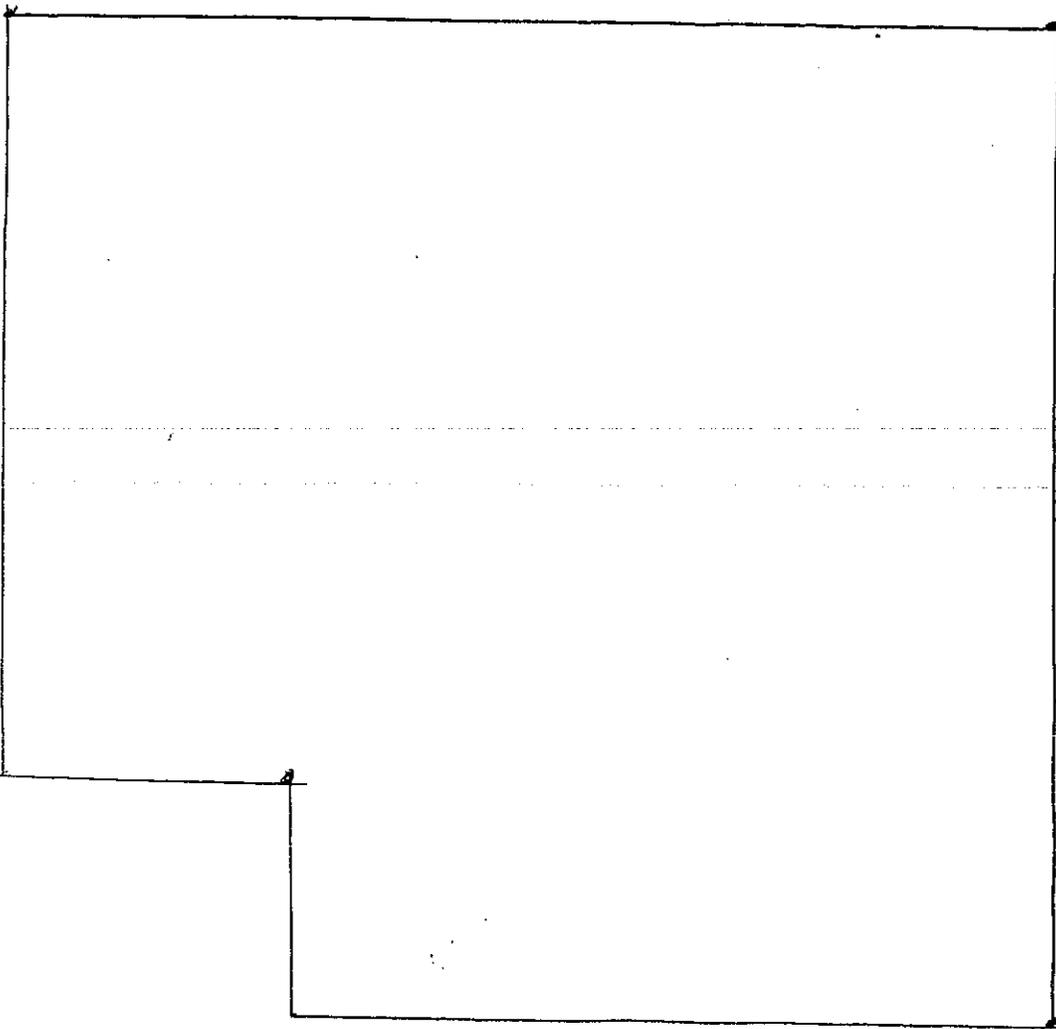
CHIMNEY

Side Mark

60'

120'

side WALK





FLORIDA MASTER SITE FILE
Site Inventory Form

FDAH RM 802 = =
1009 = =

Site Name 505 Kirby St., Palatka, FL 830 = = Site No. _____
Address of Site: 505 Kirby St., Palatka, FL 32077 Survey Date 8012 820 = =
Instruction for locating _____ 905 = =

Location: Palatka 44 pt. 1 813 = =
subdivision name block no. lot no. 868 = =

County: Putnam 808 = =

Owner of Site: Name: Gregory, Thomas W. and Jane
Address: 505 Kirby St., Palatka, FL 32077

Type of Ownership private 848 = = Recording Date _____ 902 = =
Recorder: _____ 832 = =

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

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 853 = =	<input checked="" type="checkbox"/> Altered 858 = =	Dates: Beginning <u>+1897</u> 844 = =
<input checked="" type="checkbox"/> Good 853 = =	<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: <u>X</u>) 858 = =	
	<input type="checkbox"/> Moved () (Date: <u>X</u>) 858 = =	

NR Classification Category: Building 916 = =

Threats to Site:

Check One or More	
<input type="checkbox"/> Zoning (<u>X</u>) 878 = =	<input type="checkbox"/> Transportation (<u>X</u>) 878 = =
<input type="checkbox"/> Development (<u>X</u>) 878 = =	<input type="checkbox"/> Fill (<u>X</u>) 878 = =
<input type="checkbox"/> Deterioration (<u>X</u>) 878 = =	<input type="checkbox"/> Dredge (<u>X</u>) 878 = =
<input type="checkbox"/> Borrowing (<u>X</u>) 878 = =	
<input type="checkbox"/> Other (See Remarks Below): _____ 878 = =	

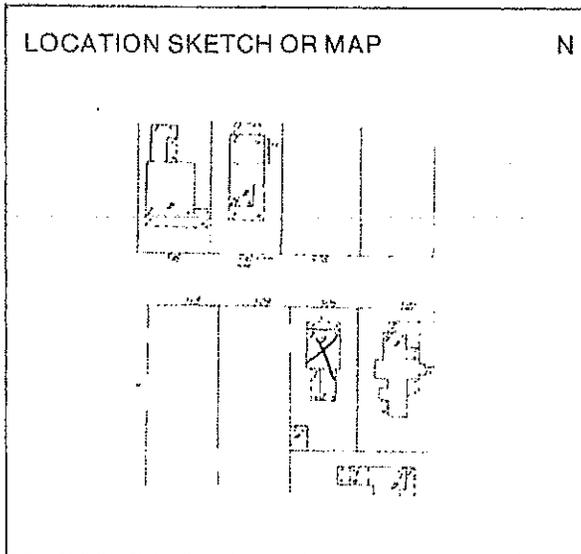
Areas of Significance: Architecture 910 = =

Significance: A Frame Vernacular home influenced by the Victorian period, and built between 1892 and 1897. Steeply pitched gable over a one and one-half story dwelling with vertical emphasis. Although altered, this home contributes to the character of its well-defined neighborhood.

Source: Sanborn

911 = =

ARCHITECT _____ 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD Frame Vernacular 964 ==
 PLAN TYPE rectangular 966 ==
 EXTERIOR FABRIC(S) aluminum: siding 854 ==
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 ==
 PORCHES W/1-story porch with ornamental iron columns - altered
 _____ 942 ==
 FOUNDATION: piers: brick 942 ==
 ROOF TYPE: gable 942 ==
 SECONDARY ROOF STRUCTURE(S): hip over porch # shed over carport 942 ==
 CHIMNEY LOCATION: center: ridge 942 ==
 WINDOW TYPE: DHS, 1/1, wood 942 ==
 CHIMNEY: brick with corbelled cap 882 ==
 ROOF SURFACING: metal shingles, patterned 882 ==
 ORNAMENT EXTERIOR: wood 882 ==
 NO. OF CHIMNEYS 1 952 == NO. OF STORIES 1½ 950 ==
 NO. OF DORMERS _____ 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 438440 3279270 890 ==
Zone Easting Northing

Photographic Records Numbers _____ 860 ==

Contact Print



Certificate of Appropriateness
HB 11-37
208 Madison St.

STAFF REPORT

DATE: September 29, 2011
TO: Historic Preservation Board members
FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

This application is to construct a new 562 square foot, one-story, two-car garage to be attached to the existing two-story home. Courtesy public notice included 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 Frame Vernacular-style home, constructed between 1884 and 1897. The house actually fronts on N. 2nd Street, but the property has a strip of land connecting to Madison Street. This strip now has a paved driveway that accesses the rear of the house and what will be the proposed garage addition. The Applicant has included graphics that show the location of the addition and addition facades.



Figure 2: 208 Madison St (from N. 2nd St)



Figure 3: property from Madison St.-garage to be located on the far left of the structure, in the rear one-story portion of the building

Per Sec. 54-78(a) of the Palatka Municipal Code, under Article III Historic Districts, a Certificate of Appropriateness (COA) is required to erect, construct or alter a structure or sign located in a historic district.

PROJECT ANALYSIS

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

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

Staff comment: the applicant is utilizing similar exterior materials for the addition including wood siding and roof shingles.

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 (see italicized excerpts below).*

Secretary of the Interior's Standards for Rehabilitation # 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.

Staff comment: the proposed garage addition will be constructed on the west side of the house, which is not a significant façade in terms of architectural detail and ornamentation. This side of the house is also inconspicuous as it is set back approximately 150 feet from Madison Street. No historic architectural elements will be damaged or removed. One existing window will be enclosed within the addition on the west side of the building, which is a non-historical later element.

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 addition is differentiated from the main structure by the following elements: a recessed placement toward the rear of the house, one-story height as opposed to the two-story height of the main structure, and the use of a garage door instead of typical windows.

Alterations/Additions to Historic Buildings: The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces.

Staff comment: modern lifestyles call for the common use of garages for purposes of storing cars and other items. There are no existing parts of the house that could be converted for this purpose. Staff has observed the presence of freestanding and attached garages associated with historic homes in the North and South Historic Districts, with some being historic and some being new.



Figure 4: Historic home with what appears to be new garage (N. 3rd St., North Historic District)



Figure 5: New garage on Emmitt St., South Historic District (approved by Historic Preservation Board 7/10/2003)

If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed.

Staff comment: see previous comment regarding no impact on historic elements of building and differentiation of addition from main house.

Recommend locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Staff comment: the applicants have accomplished this by locating the garage addition to a side of the house that is a less important façade in terms of architectural interest, and hardly visible from nearby streets.

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

Staff comment: the applicant matched the roof and siding materials to the existing house, which is somewhat contrary to the recommendation above. There were some adjustments that could be made that would distinguish the addition from the house such as wider or narrower siding, or roof shingles of different shape, size, or color. However as noted above, staff believes that the addition is adequately differentiated from the main house by its recessed location and the distinctive garage door. If the addition were not recessed or was located on a more prominent façade, Staff would recommend additional measures to differentiate the addition from the main house.

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: As noted, the addition will only cover one non-historic window and its recessed location on an inconspicuous and non-significant façade will not negatively affect the architectural and 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.*

Staff comment: the above criteria are not applicable.

STAFF RECOMMENDATION

Staff recommends approval of COA HB 11-37.

FLORIDA MASTER SITE FILE
 Site Inventory Form

FDAH RM 802 = =
 1009 = =

Site Name 208 Madison St., Palatka, FL 830 = = Site No. _____
 Address of Site: 208 Madison St., Palatka, FL 32077 Survey Date 8010 820 = =
 Instruction for locating _____ 905 = =

Location: Jelks 8 pts. 1,2,3 & 4 813 = =
subdivision name block no. lot no. 868 = =

County: Putnam 808 = =

Owner of Site: Name: Taylor, John B. et ux
 Address: 208 Madison St., Palatka, FL 32077

Type of Ownership private 848 = = Recording Date _____ 902 = =
 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>+1897</u> 844 = =
<input type="checkbox"/> Good 863 = =	<input type="checkbox"/> Unaltered 858 = =	Culture/Phase <u>American</u> 840 = =
<input checked="" 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 = =	

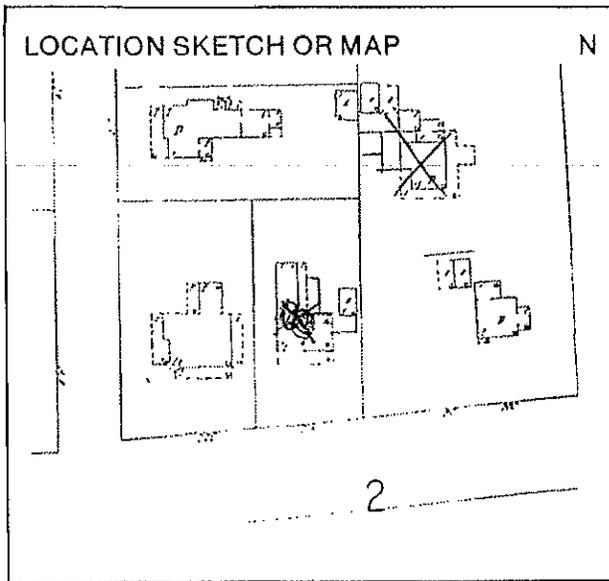
Areas of Significance: Architecture 910 = =

Significance: Large Frame Vernacular residence built between 1884 and 1897. Irregular massing accented by Jerkin head roof and two gable dormers on the west side. Contributes to character of well-defined historic residential neighborhood and adjacent to National Register listing, the Bronson House.

Sources: Sanborn; Birds-eye View, 1884

911 = =

ARCHITECT _____ 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD Frame Vernacular 964 ==
 PLAN TYPE irregular 966 ==
 EXTERIOR FABRIC(S) asbestos: shingles 854 ==
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 ==
 PORCHES E/1-story screened porch with gable roof # S/1-story entrance
portico with battered doric columns; gable roof 942 ==
 FOUNDATION: piers: brick 942 ==
 ROOF TYPE: Jerkin head 942 ==
 SECONDARY ROOF STRUCTURE(S): dormer: gable(2); west side 942 ==
 CHIMNEY LOCATION: S: end, interior#N: end, interior 942 ==
 WINDOW TYPE: DHS, 2/1, wood # fixed arch window 942 ==
 CHIMNEY: brick with corbelled caps 882 ==
 ROOF SURFACING: composition shingles 882 ==
 ORNAMENT EXTERIOR: wood # asbestos shingles 882 ==
 NO. OF CHIMNEYS 2 952 == NO. OF STORIES 2 950 ==
 NO. OF DORMERS 2 954 ==
 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:

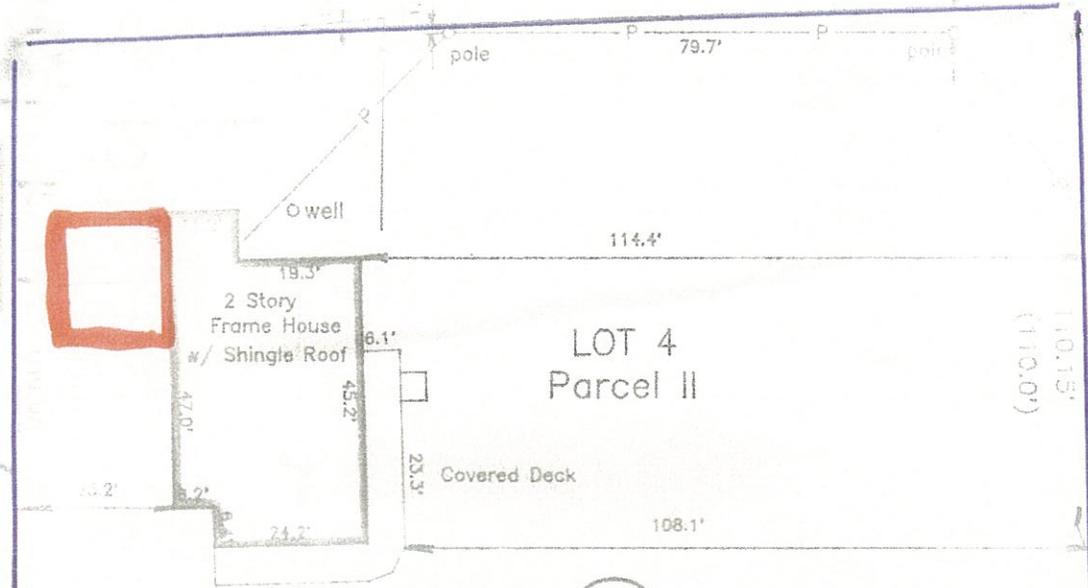
17	439040	3279970	890 ==
<small>Zone</small>	<small>Easting</small>	<small>Northing</small>	

Photographic Records Numbers _____ 860 ==

Contact Print

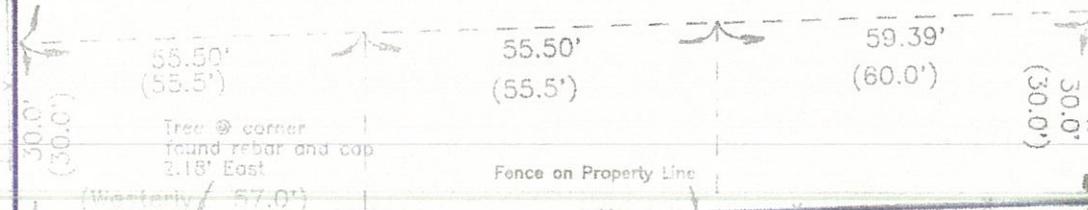
LOT 5

20°00'00" W 171.00'
79°21'47" W 168.60'



8

240.00'
N 12°30'00" E 240.01'



N 12°30'00" E 140.15'
N 12°29'36" E 140.15'

N 2nd Street

N 2ND ST

Parcel I
N 12°30'00" E 100.02'
N 12°30'00" E 100.00'
N 12°30'00" E 100.02'

No. merely 100.00'
DEED LINE

2

100.00'
N 12°30'00" E 100.02'
N 12°30'34" E 100.02'

MADISON ST

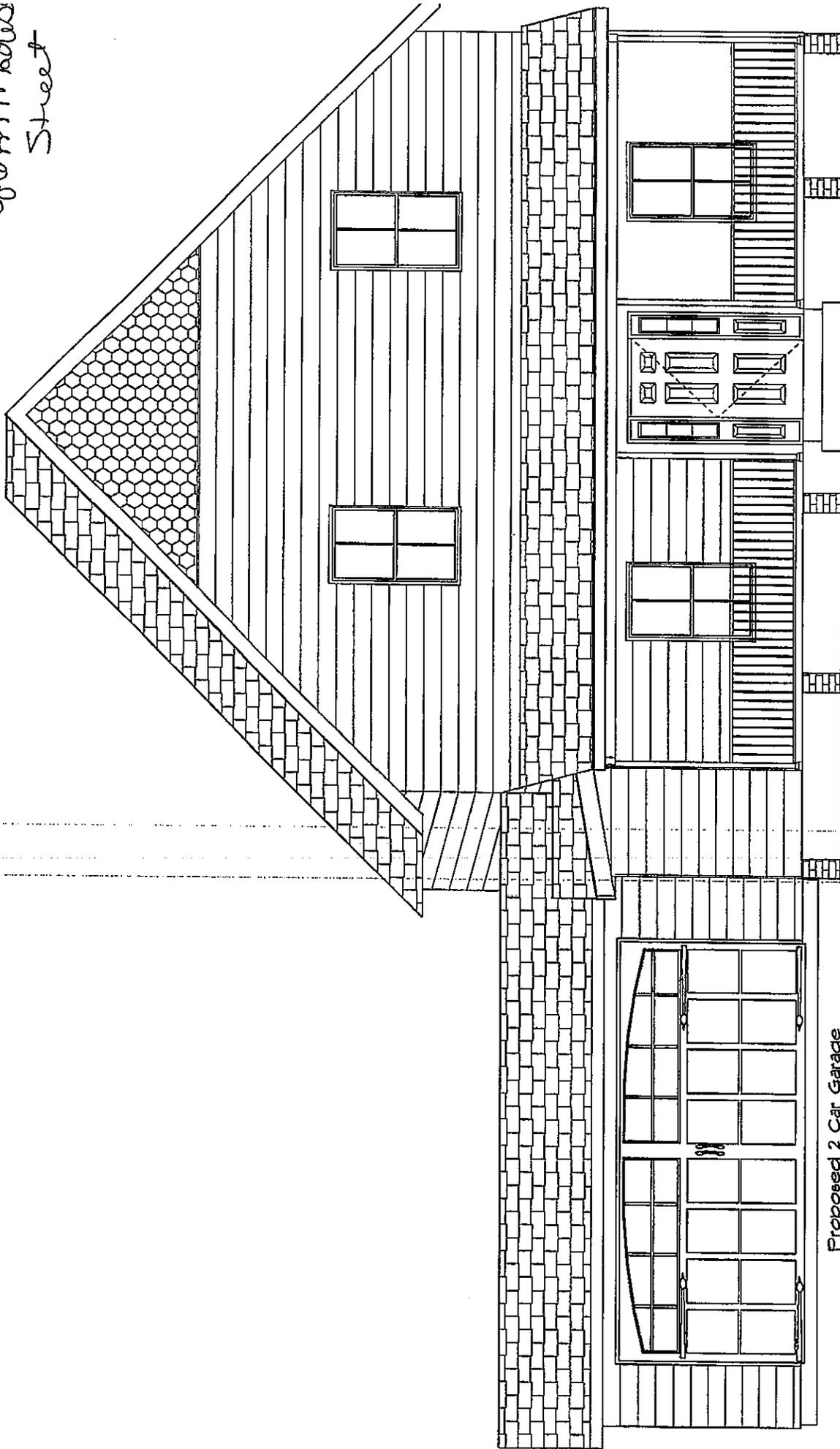


Front roof line. Garage will be des so it is not visible from front of hon

The garage entry will be visible from the side of the house which faces Madison Street.



Side view.
from Madis
Street



Proposed 2 Car Garage

Existing Two Story Home

SIDE / SOUTH FACADE

Rear Elevation

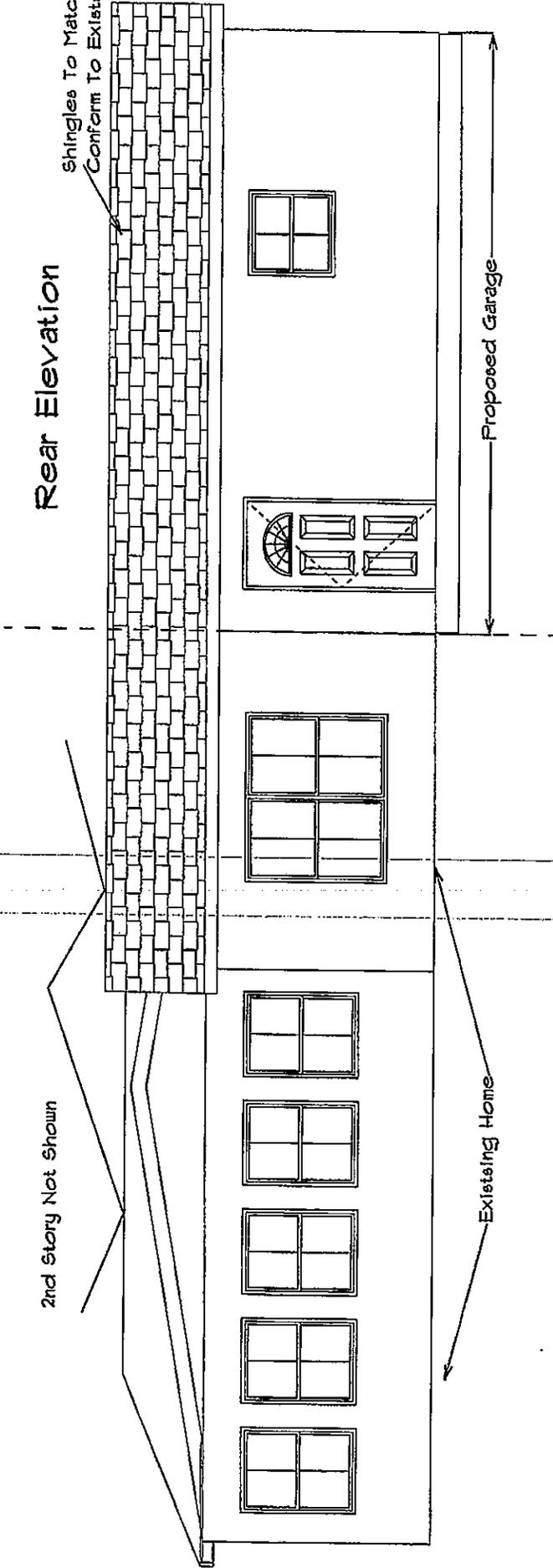
Shingles To Match & Conform To Existing Home

2nd Story Not Shown

Proposed Garage

Existing Home

REAR / WEST FACADE



Side Elevation

Roof Pitch To Match Existing On Home

$\frac{3}{4}$ R

2nd Story Not Shown

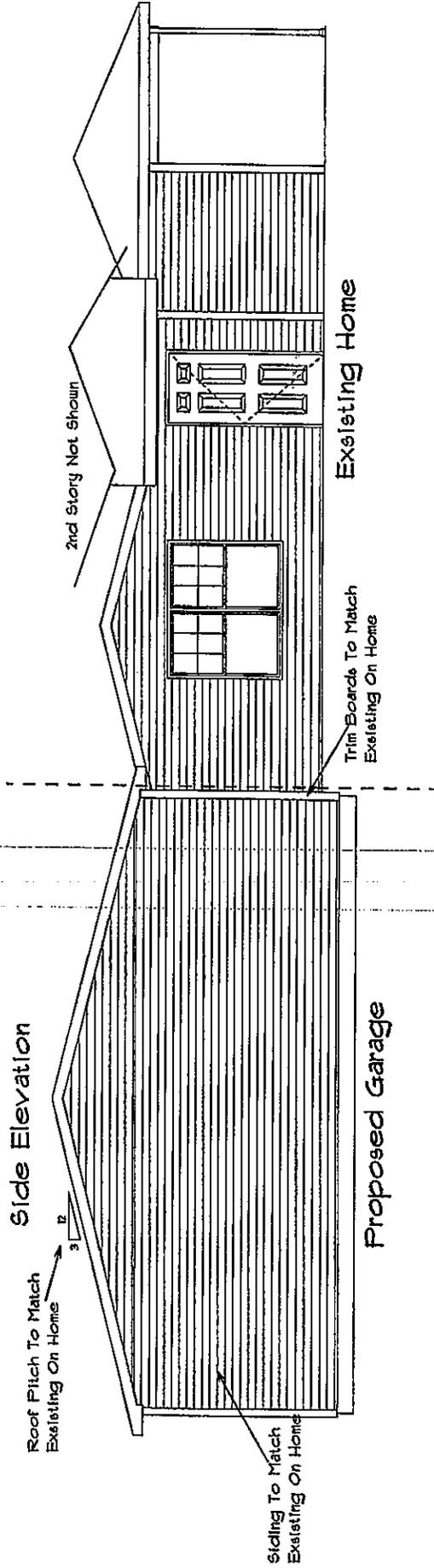
Siding To Match Existing On Home

Existing Home

Trim Boards To Match Existing On Home

Proposed Garage

SIDE/NORTH FACADE



All materials will conform to the home. Siding will be wood and will be installed to match existing siding. Four inch corner board trim will match existing. Bead board rafters, roof pitch and shingles will conform to existing.

The garage doors will be traditional carriage house garage doors that are carefully manufactured to resemble historic carriage house doors.



Please find attached drawings from the builder the show the garage addition.

Historic Buildings *New Additions*

SEARCH | LINKS | E-MAIL

< HOME >

Standards Guidelines

Masonry
Wood
Metals

Roofs
Windows
Entrances/Porches
Storefronts

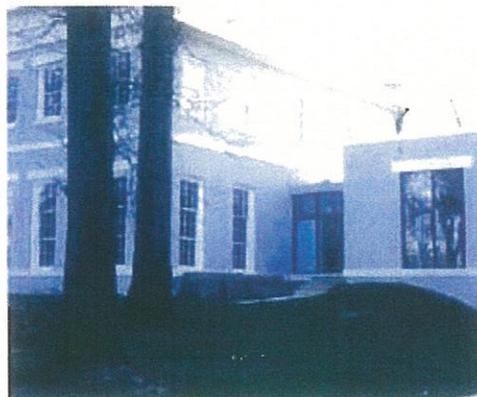
Structural Systems
Spaces/Features/Finishes
Mechanical Systems

Site
Setting

Energy
New Additions
Accessibility
Health/Safety

An attached exterior addition to a historic building expands its "outer limits" to create a new profile.

Because such expansion has the capability to radically change the historic appearance, an exterior addition should be considered only after it has been determined that the new use cannot be successfully met by altering non-character-defining interior spaces.



Compatible new addition on rear elevation of historic building.

If the new use cannot be met in this way, then an attached exterior addition is usually an acceptable alternative. New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New design should always be clearly differentiated so that the addition does not appear to be part of the historic resource.

Note: Although the work in this section is quite often an important aspect of rehabilitation projects, it is usually not part of the overall process of preserving character-defining features (identify, protect, repair, replace); rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to obscure, radically change, damage, or destroy character-defining features in the process of constructing a new addition.

Historic BuildingsNew Additions

recommended.....

Placing functions and services required for the new use in non-character-defining interior spaces rather than installing a new addition.

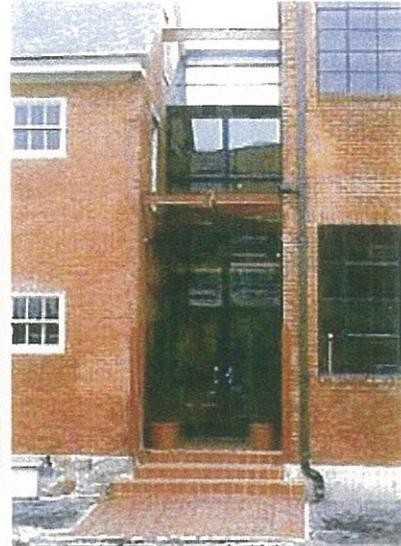
Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.



Contemporary addition (left) to historic library appropriately placed on secondary side elevation.



Small glass connector between two historic buildings with appropriate setback.

the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building.

In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting and size and scale in relationship to the historic building.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

not recommended.....

Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non-character-defining interior space.

Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

Imitating a historic style or period of



Changing the historic character of the streetscape with additions to rooftop and bay.

architecture in new additions, especially for contemporary uses such as drive-in banks or garages.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be a part of the historic building.

Designing new additions such as multi-story greenhouse additions that obscure, damage, or destroy character-defining features of the historic building.

Constructing additional stories so that the historic appearance of the building is radically changed.



Rooftop addition that dramatically changes the appearance of the historic building.



[Home](#) | [Next](#) | [Previous](#)