

HISTORIC PRESERVATION BOARD

AGENDA

November 3, 2011 - 4:00 PM

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

Case HB 11-45

Address:
Parcel number:
Applicant:

114 S 4th Street
42-10-27-6850-0250-0020
Diocese of Saint Augustine
C/O Bishop Felipe J Estevez

Request:

For a Certificate of Appropriateness to construct a 2,160 square foot addition on the north portion of the existing Social hall which will be used as a Kitchen, pantry, storage room and two meeting rooms.

7. Case HB 11-46

Address:
Parcel number:
Owner:
Agent:

100 Madison Street
42-10-27-6850-0060-0122
City of Palatka
Robert E. Taylor

Request:

For a Certificate of Appropriateness to construct an equipment pad, install a new HVAC and install a black metal fence around the proposed HVAC unit on the east portion of the property beside the main structure.

8. Case HB 11-50

Address:
Parcel Number:
Owner:
Request:

511 N 3rd Street
42-10-27-6850-3850-0020
Svetlik Robert W
Administrative Request for Certificate of Appropriateness for metal fence (previously denied by Board)

9. OTHER BUSINESS-

10. 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 at 4:00 pm.

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

Staff present: Planning Director Thad Crowe and Recording Secretary Pam Sprouse.

Motion made by Ms. Van Rensburg to approve the August 4th, 2011 minutes with correction to page 6 (remove word inseminating and replace with disseminating). Motion was seconded by Ms. Crabill. All those present voted affirmative, motion passed.

Ms. Correa read the appeal procedures.

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.

Mr. Crowe advised that he has met with the applicant who is trying to fix up the home that has some not appropriate elements such as wrought iron posts on the porch and carport. He stated that only information he did not have was the color of the roof and recommended it be an unpainted silver color. He advised that he has reviewed the standards for this case and is in support of the request. He recommended approval of this request.

Martawn Reese, 516 Emmett Street was present representing the owners of 512 Emmet St. She stated that they are in favor of the requested improvement, but that there was concern regarding the chain link fence. That they believed the fence was theirs and it was determined that it belongs to the Geiger's. She added that she would like to see the chain link fence remain, as they have small dogs, and the chain link fence has been there since before the sixties.

Ms. Correa stated that because of the dogs, it might be that they would consider putting the wood fence up and then remove the chain link fence, but this would be something that the neighbors would need to work that out.

Mark Miles stated that from a historical and esthetic point a view, he would vote that all of the chain link fences should come down everywhere.

Ms. Corea stated that it is a case by case basis and that the effort in the Historic District is to make it more historical and esthetically pleasing. She recommended that the neighbors speak directly and work out the logistics of installation.

Mr. Miles asked if a survey was required to put up a fence.

Mr. Crowe advised that surveys are not required and that permits are not required to put up fences in the city but that there are standards that must be met. Typically it is up to the owner to place the fence within their property lines, and even right up to the property line.

Ms. Reese stated that she was in support of approval of the request and would speak to the owners and they would work out the details.

Motion made by to approve the request for Certificate of Appropriateness for HB 11-28 with staff recommendations. Motion was seconded by Elizabeth Van Rensburg. All present voted affirmative, motion carried.

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 two-car garage to match the existing structure.

Mr. Crowe stated that it is important to recognize the Secretary of the Interior Standards where it relates to new construction and additions, as a lot of people get this wrong and think that one must imitate the structures that are there, and in essence create fake history. That it is important to help people understand the standards are meant in effect not to detract, imitate or clash with what is already there, all of which can be a difficult task. With that being said and given the location of the addition, with it being hidden in the back, in his opinion, they did a fine job of designing the garage in a way that does blend in with the existing structure and does not call to much attention to itself. It provides a modern functional garage, while not detracting from the historic nature of the existing building and he recommended approval.

Julia Warwick, 208 Madison Street, advised that one of their biggest concerns was to try not to impact or detract in any way from the front of the house, so decided to place it set back from the house. She stated that the rooflines will integrate with the existing roofline in the rear.

Ms. Crabill commented with this particular style home it is common to see a detached garage and not an attached garage.

Ms. Warwick advised that they did look at that, because what they had wanted was a detached garage with a walkway and the concern that the builder had was with proximity, because it so narrow and if they were separated out with the two structures so close together it would almost be too narrow to get a car in and it

was also recommended by the Builder to go with the proposed pitch of the roof, due to proximity and issues with drainage as well as in keeping with the existing roof line.

Ms. Correa stated that there was probably never a garage attached to the house when it was originally constructed as they are fairly new phenomena. She stated that she believed that it was the balance between melding the historical structure with the addition, as described in the Secretary of the Interior Standards guidelines, and would almost be more concerned with possibly damaging the house with runoff and drainage issues.

Discussion continued regarding the ability to meld features of the historical structure with today's needs and to match the materials as closely as possible of the existing to the materials used for the additional structure.

Mr. Miles commented on the multiple roof pitches and stated that it would have been nice if they had continued along the original pitch line with the addition in the rear.

Ms. Warwick advised the proposed pitch is designed to match the roofline of the addition on the back of the house, so they will be coming off that existing roof line and adjoining to and look continuous.

Motion was made by Mr. Miles to approve Certificate of Appropriateness for case HB 11-37. Motion was seconded by Elizabeth Van Rensberg. All present voted affirmative. Motion carried.

OTHER BUSINESS

Mr. Crowe advised that he had not been able to complete his work on the CLG, he has made progress but that he has had to do a lot of work on the sign code which and is hoping he has gotten to the point where he can get back on the CLG.

Motion to adjourn by Mark Miles and seconded by Elizabeth Van Rensberg. All present voted affirmative, motion carried.

Certificate of Appropriateness

HB 11-45

114 S. 4th St.

STAFF REPORT

DATE: October 26, 2011

TO: Historic Preservation Board members

FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

This application is to construct a 2,160 square foot addition on the north portion of the existing social hall, to be used as a kitchen, pantry, storage room and two meeting rooms. Courtesy public notice included property posting, and letters to nearby property owners (within 150 feet).



Figure 1: Property Location – the Social Hall is shown in Blue, the Church in yellow, and the Priest's House and garage in orange.

APPLICATION BACKGROUND

This structure is part of the St. Monica Catholic Church complex, which includes the church itself (located at the southwest corner of S. 4th St. and Oak St.), the Priest's residence (on S. 4th St. north of the church), a double garage behind the Priest's residence, and this structure, which is the church Social Hall fronting on Oak St. and facing S. 5th St. The church is an historic structure built in 1897, the Priest's residence is also an historic structure built in 1930, and the Social Hall is a non-historic building built in 1963. The addition would be an approximately 2,160 square foot area (the existing Social Hall is approximately 5,300 square feet in size).



Figure 2: Church and Priest's residence from S. 4th St. – Social Hall is behind Church (above)

Figure 3: Social Hall from S. 5th St. (below)





Figure 4: Social Hall from Oak St. (south)



Figure 5: Areas to the south and west are parking lots or undeveloped.

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 has designed the addition to duplicate the existing structure in regard to building materials (frame gables over cinderblock base), color, and in particular through repeating the front-facing gable elements facing S. 5th St and Oak St.

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: since the existing Social Hall is a non-historic building, no historic architectural elements will be damaged or removed.

Secretary of the Interior's Standards for Rehabilitation # 9 (cont'd): 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: obviously the addition is NOT differentiated from the existing building; in fact it replicates the appearance of the existing building. However in this case this is not relevant as the existing building is a non-historic building. In fact Staff believes that an addition that did not resemble the existing building would stand out and thus draw attention to it and away from the historic structures in the general vicinity.

Secretary of the Interior's Standards for Rehabilitation # 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: Given the location of this addition to the rear of the historic church buildings, its removal would not affect the form and integrity of the adjacent historic properties.

3. *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 not affect the architectural or historic value of the adjacent historic church structures. The properties that the building faces and relates to are parking lots or undeveloped lots – therefore the impact on nearby historic properties will be minimal.

4. *(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: see above

5. *(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 addition will utilize the same materials, roofline, and general design of the existing non-historic structure, which will not detract from the historic surroundings.

6. *(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 11-45 as submitted.

FLORIDA MASTER SITE FILE
 Site Inventory Form

FDAHRM 802 ==
 1009 ==

Site Name St. Monica's R.G. Church Rectory 830 == Site No. _____
 Address of Site: 114 S. Fourth St., Palatka, FL 32077 Survey Date 8012 820 ==
 Instruction for locating _____ 905 ==

Location: Palatka 25 2,3,4 813 ==
subdivision name block no. lot no. 868 ==

County: Putnam 808 ==

Owner of Site: Name: Diocese of St. Augustine
 Address: Suite 1648 Gulf Life Tower
Jacksonville, FL 32207 902 ==

Type of Ownership institutional 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 <u>religious</u>	838 ==
Check One	Check One or More	Present Use <u>religious</u>	850 ==
<input checked="" type="checkbox"/> Excellent 863 ==	<input checked="" type="checkbox"/> Altered 858 ==	Dates: Beginning <u>+1915</u>	844 ==
<input 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>20th 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 ==	

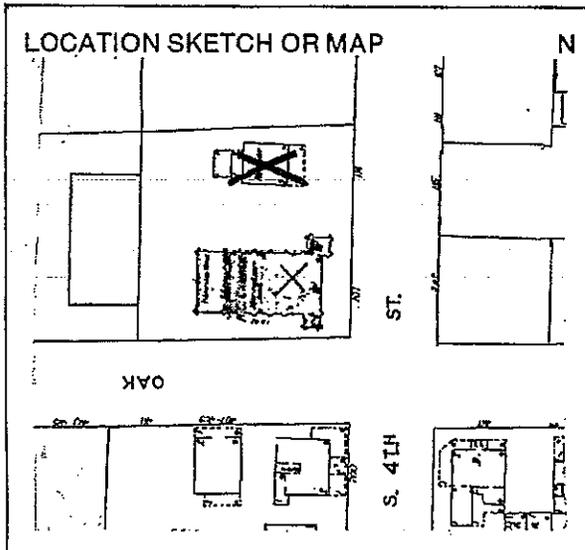
Areas of Significance: Architecture, Religion 910 ==

Significance: St. Monica's Roman Catholic Church Rectory was built between 1909 and 1915 in the Frame Vernacular style with Colonial Revival massing and detail. There is a possibility that this building was built prior to 1884 and remodeled in the 1909-1915 period into its present appearance. Symmetrical facade organization, 1-story porch with low, standing seam, hip roof and four unfluted doric columns resting on low wood shingle clad wall. Exterior finish alternates between stucco, wood shingles (scalloped and square butt) and wood weatherboard. Pavilion roof with metal shingles and hip dormer in center of front slope. Medium to wide overhang with wood brackets on 2'-0"+ centers.

Source: Sanborn

911 ==

ARCHITECT _____ 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD Frame Vernacular 964 ==
 PLAN TYPE rectangular 966 ==
 EXTERIOR FABRIC(S) wood: weatherboard with cornerboards#stucco 854 ==
 STRUCTURAL SYSTEM(S) wood frame 856 ==
 PORCHES E/1-story porch with 4 unfluted doric wood columns forming
3-bays, access at center 942 ==
 FOUNDATION: piers: brick, wood lattice 942 ==
 ROOF TYPE: pavilion 942 ==
 SECONDARY ROOF STRUCTURE(S): dormer: hip 942 ==
 CHIMNEY LOCATION: N: later slope, interior 942 ==
 WINDOW TYPE: DHS, l/l, wood 942 ==
 CHIMNEY: brick 882 ==
 ROOF SURFACING: metal:shingles #metal, sheet: standing seam 882 ==
 ORNAMENT EXTERIOR: wood 882 ==
 NO. OF CHIMNEYS 1 952 == NO. OF STORIES 2 950 ==
 NO. OF DORMERS 1 954 ==
 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 438720 3279560 890 ==
Zone Easting Northing

Photographic Records Numbers _____ 860 ==

Contact Print

Project Description
St Monica Catholic Church
Social Hall Addition

Project:
St Monica Catholic Church Hall Addition

Address:
114 South Fourth St
Palatka, Fl
32177

Description:

The project referenced is an addition to the existing Social hall at the listed address. The addition will be added to the North end of the existing structure and will be approximately 40 feet by 55 feet (see dwg. 3 of 6).

The new addition will consist of a kitchen, pantry area, storage room and two meeting rooms. The kitchen is approximately 541 sq ft, the pantry is approximately 233 sq ft, the storage room is approximately 232 sq ft and the two meeting rooms are approximately 193 sq ft and 570 sq ft. The larger meeting room may be subdivided into smaller rooms with portable panels for CCF training classes.

The structure will have central air and heat and meet all local building and fire codes. The occupancy rating of the existing hall is not being changed. Parking capacity in the lot on the West side of the building will not be changed.

The objective of the project from an appearance standpoint is to duplicate the existing structure as nearly as possible with regards to building materials, roof design, walls and color.

Building:

- The building will be constructed on a concrete slab with reinforced footers.
- Exterior walls will be concrete block duplicating the existing walls.
- The roof will be framed with engineered prefabricated trusses.
- The center roof line will extend North approximately 40 feet and have approximately a 6:12 pitch and will be a closed gable on the North end.
- There will be a gabled roof extending West of and perpendicular to the center roof duplicating the existing design. It will also have a 6:12 pitch with a closed gable (see roofing illustration "after northwest view" included).
- The roof material will be metal duplicating the existing material in design and color.
- The color on the new walls will be the same as the existing walls and trim

Views of St. Monica Social Hall

410 Oak Street, Palatka, Florida



View from Oak Street, Palatka



View from Fifth Street, Palatka



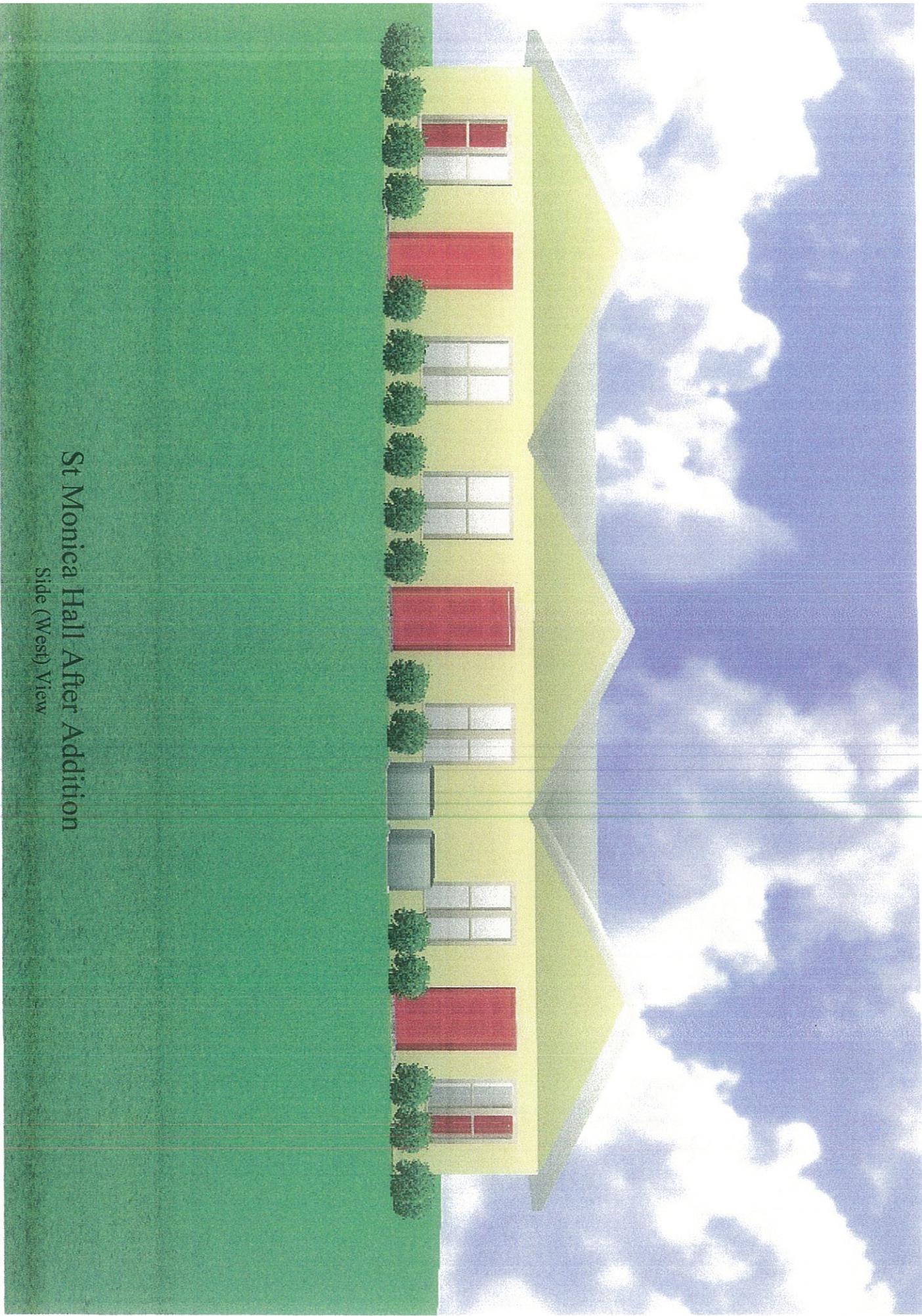
View from eastern portion of church property
Taken between church and rectory



View from the North portion of church property
The side of the hall that will change with addition

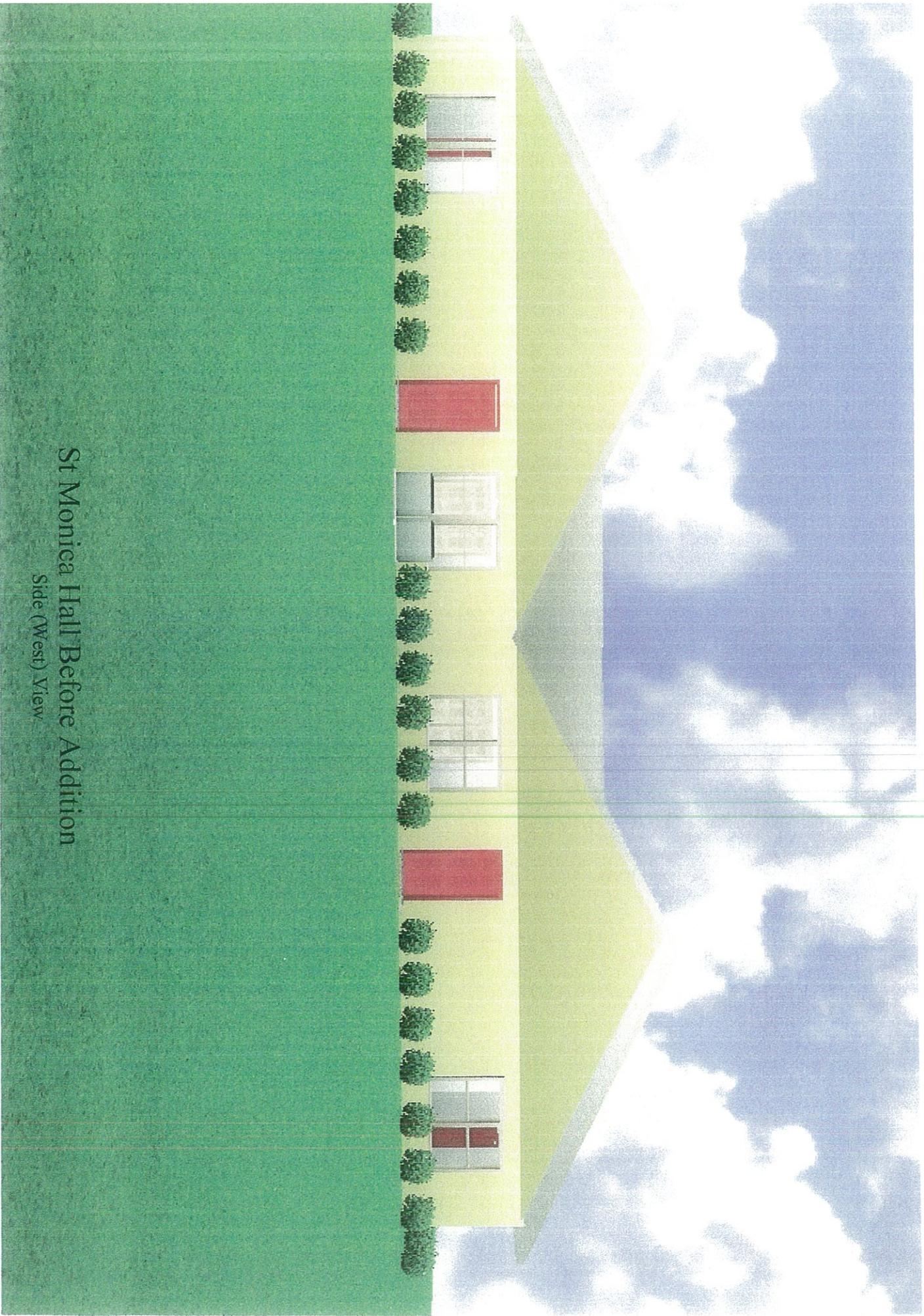


View from Fifth Street, Palatka
of the area for the addition



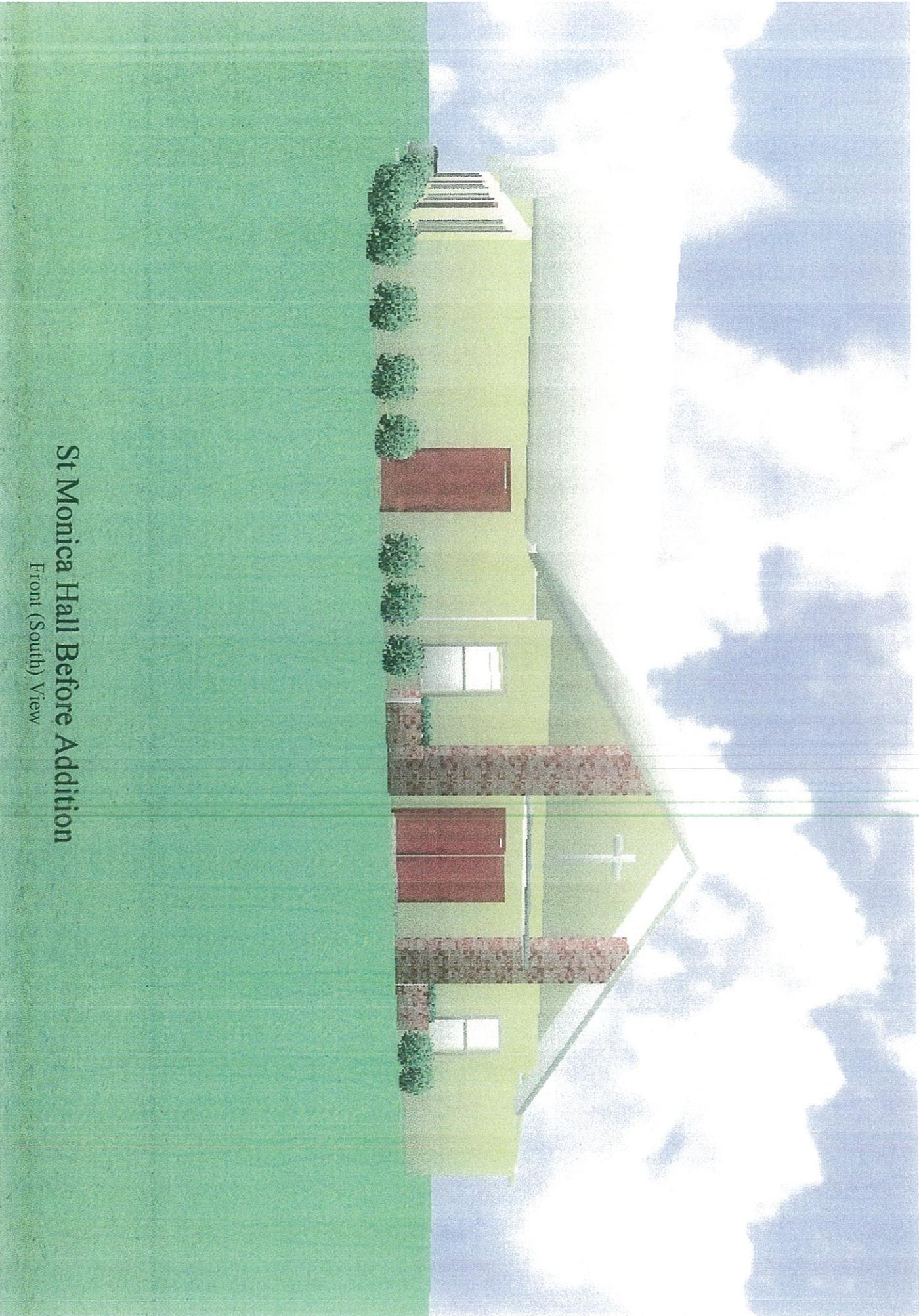
St Monica Hall After Addition

Side (West) View

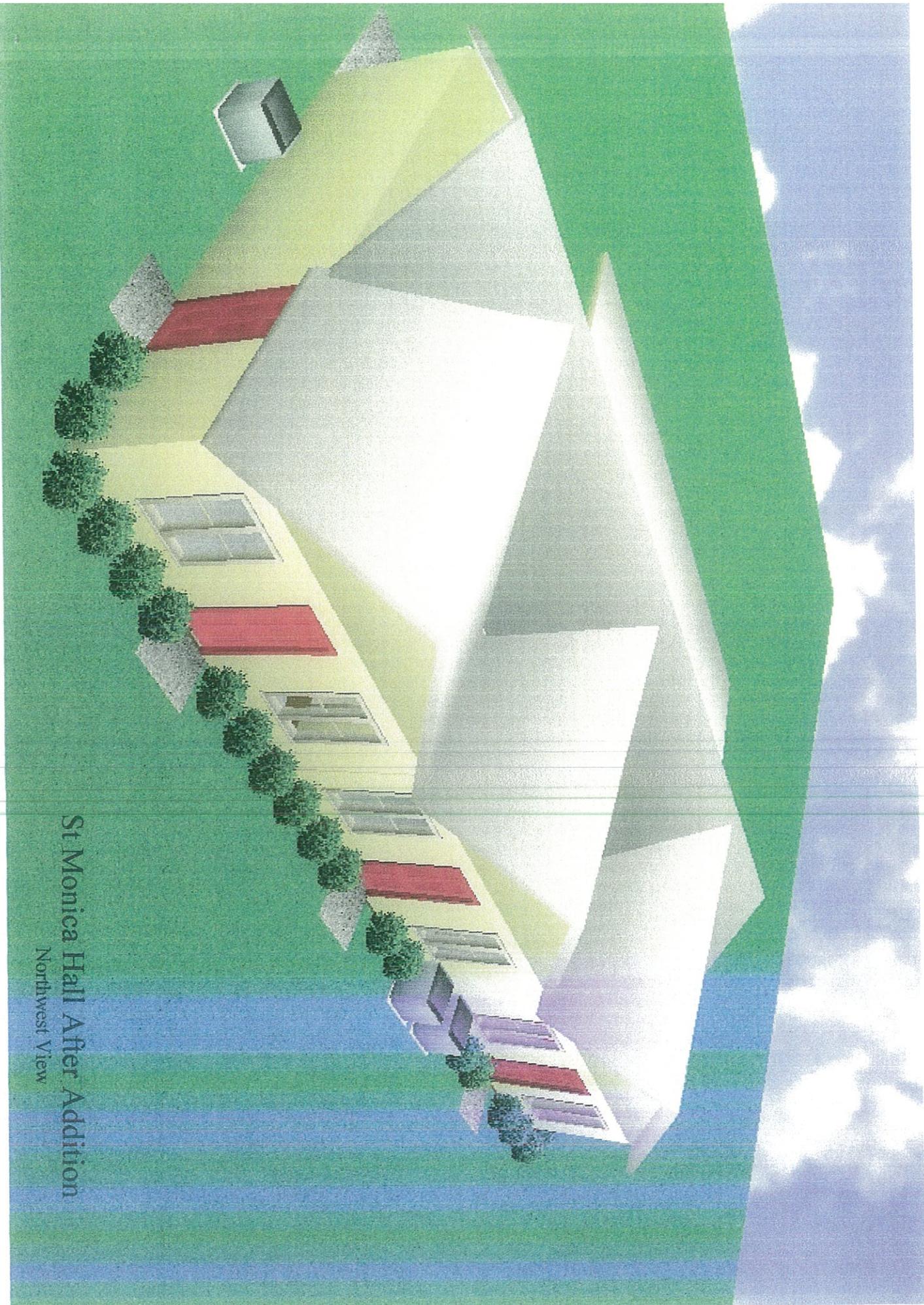


St Monica Hall Before Addition

Side (West) View



St Monica Hall Before Addition
Front (South) View



St Monica Hall After Addition
Northwest View

Certificate of Appropriateness

HB 11-46

100 Madison St. (Bronson-Mulholland House)

STAFF REPORT

DATE: October 26, 2011

TO: Historic Preservation Board members

FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

This application is to construct a concrete equipment pad upon which a new HVAC unit shall be placed, both of which shall be screened by a metal fence. Courtesy public notice included property posting, and letters to nearby property owners (within 150 feet).



Figure 1: Property Location

APPLICATION BACKGROUND

This Greek Revival home was originally constructed in 1845 and is one of the City and State's most significant historic buildings. The City received a grant to improve energy efficiency for various public buildings including this building. The proposed improvements were reviewed by the Florida Division of Historic Resources, which offered the opinion that no adverse affects on the historic character of the building would occur (letter is attached). The Division suggested the following conditions of approval:

- Provide a smaller footprint for the pad
- Shift equipment pad to the west so the new fence would be set back from the corner of the building.
- Paint the fence white.

The graphic to the right shows that the City will comply with the first two recommendations by locating the fence further to the west where it is behind the wall of the house. Regarding the fence, the applicant originally requested a black fence. Staff believes that based on the prevalence of black fences in the neighborhood and their historical authenticity, the black color would be more appropriate.

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.

Secretary of the Interior's Standards for Energy Efficiency: particular care must be taken not to obscure, radically change, damage, or destroy character-defining features in the process of rehabilitation work to make the building more energy efficient.

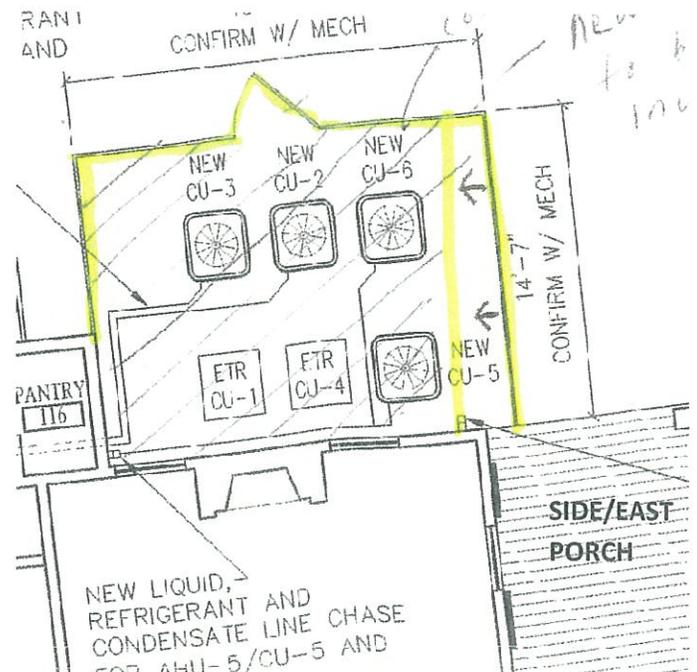


Figure 2: Hatched area indicates proposed pad, yellow line indicates proposed fence. This is the corner of the house behind the east-facing porch. Note that based on state comments, fence will be located behind the wall of the house.



Figure 3: House from front (south). HVAC would be located behind east porch (right side).

Staff comment: the HVAC location is to the rear of the building, in the northeast corner of the east side, and will not be easily visible from the south-facing main façade, which is the building's front and most significant facade. The concrete pad and HVAC unit itself will be further screened by the metal fence.

The City's historic preservation standards also require that the Board consider the following criteria in making their decision.

3. *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.

4. *(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 HVAC and fence will not materially impair the architectural or historic value of adjacent structures, which are buffered from the HVAC location by distance and vegetative growth, along with the screening fence.

5. *(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.

6. *(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.*

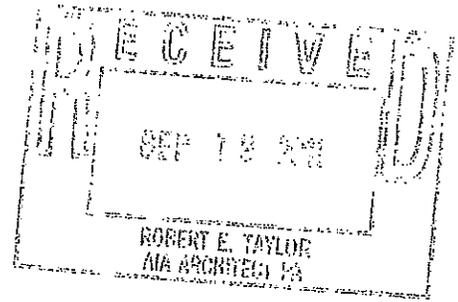
Staff comment: not applicable.

STAFF RECOMMENDATION

Staff recommends approval of COA HB 11-45 with the concrete pad and fence located behind the eastern wall of the house, and recommends a black wrought iron or aluminum fence.



FLORIDA DEPARTMENT OF STATE
 Kurt S. Browning
 Secretary of State
 DIVISION OF HISTORICAL RESOURCES



September 15, 2011

Mr. Robert E. Taylor, A.I.A.
 710 St. Johns Avenue
 Palatka, Florida 32178-0267

RE: DHR Project File Number: 2011-3989
 U.S. Department of Energy – Energy Efficiency and Conservation Block Grant Program
 Florida Energy and Climate Grant Program
 Proposed Rehabilitation of the Bronson-Mulholland House at 100 Madison Street
 Palatka, Putnam County

Dear Mr. Taylor:

This office reviewed the referenced project for possible impact to historic properties listed, or eligible for listing, on the *National Register of Historic Places*. The review was conducted in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended and *36 CFR Part 800: Protection of Historic Properties* and with the recommended approaches as set forth in the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

We note that the *Bronson-Mulholland House* (8PU87) is listed on the *National Register*. In addition, the City of Palatka was awarded two preservation grants from the Department of State Division of Historical Resources for this property. The first grant for \$14,100 (S9060) was awarded in 1999 and the second grant for \$23,000 (S3007) was awarded in 2003.

Based on the information provided, it is the opinion of this office that the above-referenced undertaking will have no adverse effect adverse on the historic character of the building with the following conditions:

- Smaller foot print for the new equipment pad
- Equipment pad be shifted to the west so the new fence is set back from the corner of the building
- Fence is painted white

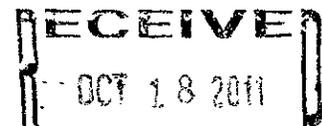
Please inform this office if the City of Palatka agrees to these recommendations and submit the revised plans.

This office would like to compliment you and your office on the thoroughness of the material sent. If you have any questions concerning our comments, please contact Scott Edwards, Historic Preservationist, by electronic mail scott.edwards@dos.myflorida.com, or at 850.245.6333 or 800.847.7278.

Sincerely,

Laura A. Kammerer

Laura A. Kammerer
 Deputy State Historic Preservation Officer
 For Review and Compliance



BY: _____

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

Director's Office
 (850) 245.6300 • FAX: 245.6436

Archaeological Research
 (850) 245.6444 • FAX: 245.6452

Historic Preservation
 (850) 245.6333 • FAX: 245.6437



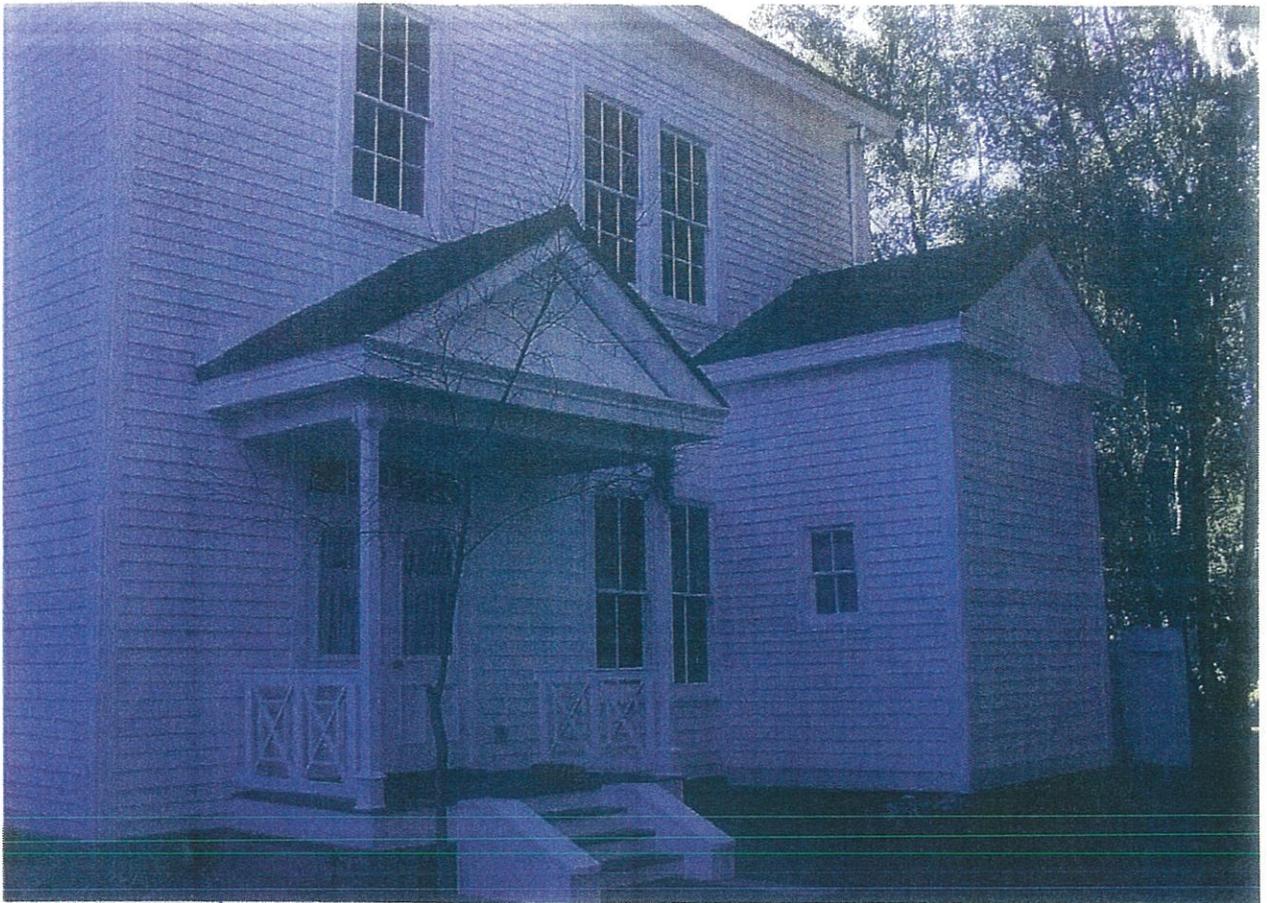
SOUTH ELEVATION AND EAST END



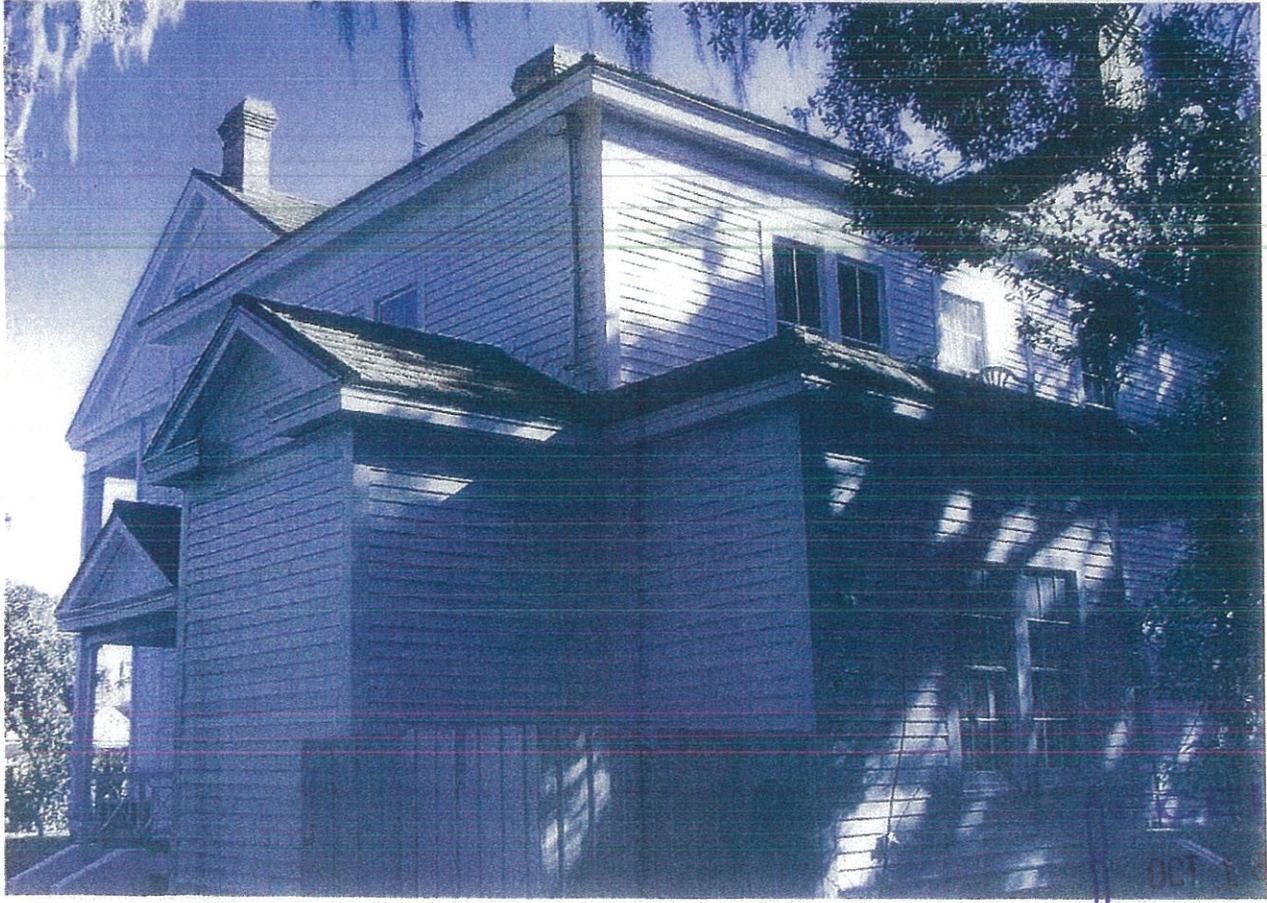
Location of AIC
↓

NORTHEAST CORNER EAST SIDE

RECEIVED
OCT 18 2011
BY: _____



NORTH END - WEST SIDE



NORTHWEST CORNER

VE
2011

BY: _____



SOUTHWEST CORNER



SOUTH ELEVATION

RECEIVED
OCT 18 2011

Certificate of Appropriateness

HB 11-50

511 N. 3rd St.

STAFF REPORT

DATE: October 26, 2011

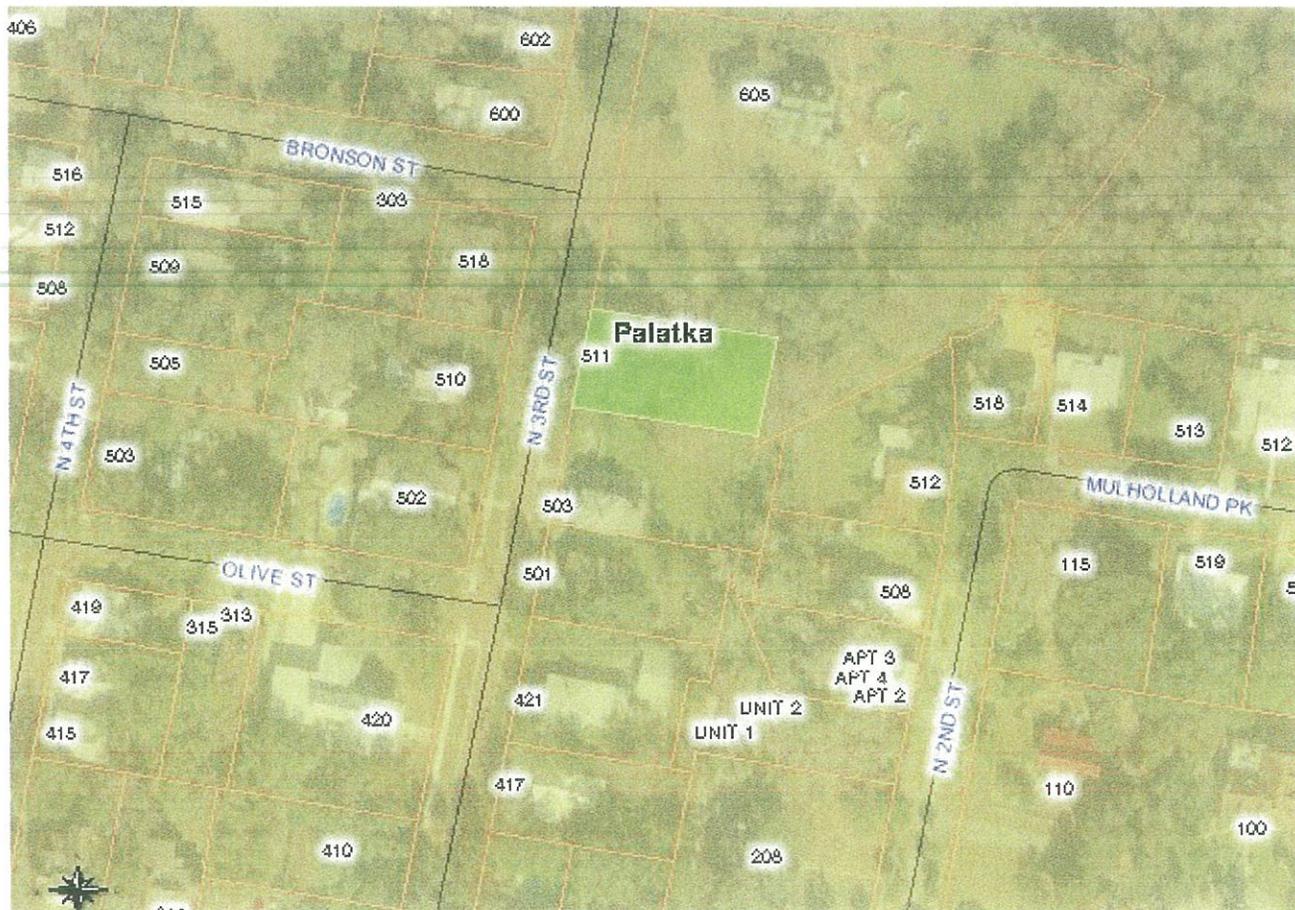
TO: Historic Preservation Board members

FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

This Certificate of Appropriateness (COA) application is for the construction of a metal or aluminum black picket fence. This application was previously heard in February, 2011 and the Board approved shrubbery in place of metal fencing. Staff is bringing this back as an administrative application since similar metal/aluminum fence requests have been granted during the recent past and therefore the application is eminently approvable.

Figure 1: Property Location



APPLICATION BACKGROUND

The property is located in the North 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 19th century and runs up to the Second World War.

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 original request was for a three-foot high metal fence across the front of the property. As shown in the following photos, this type of fence was present in the districts historical period and is appropriate at the current time. Wrought-iron railings and fences are particularly appropriate for Tudor-style homes – as noted in Historic New England’s Preservation Hot Topics on Historic Walls and Fences...*“the fascination with fencing continued into the twentieth century: with the advent of brick and stucco Tudor Revival and Craftsman-style houses (and an influx of southern European immigrants accustomed to masonry construction), fencing and walls of brick and concrete, often with sections of wrought-iron pickets, appeared at the perimeters of apartment complexes, suburban subdivisions, and individual house lots.”*

Figure 2: probable original wrought iron fence,
Madison & N. 4th



Figure 3: Historic Wrought-Iron Fence, Seville Historic District, Pensacola

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, 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. As noted in an article in an online edition of The Old House Journal titled "A Primer on Pickets," typical fences in the late nineteenth and early twentieth century were usually sedate and understated.

Most fences in the North and South Historic Districts, in historic and present times, were and are wood picket fences, typically three to four feet tall. Staff did locate one wrought iron fence in the North Historic District (N. 4th St. & Madison, picture on previous page), which appears to date to the pre-WWII historic period of significance for the district. In addition one oxidized and historic wrought iron fence was found in the South Historic District, and four new aluminum fences in the South District resemble the black wrought iron material.

The higher expense and virtual impossibility of producing authentic wrought-iron fencing has resulted in the more common utilization of fencing made from steel or cast aluminum that resembles wrought-iron. Staff believes this is appropriate and such fence types are routinely approved in historic districts in other cities. However vinyl and other new synthetic fence products often have problems with deterioration with prolonged exposure to weathering. Cracking, discoloration due to UV exposure, and problems blending replacement pieces with the original installation are just some of the problems with these products. New vinyl fence installations also exhibit a sheen and texture that is different from wrought-iron or aluminum. For this reason staff cannot recommend the use of vinyl fencing material.

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, wood and cast iron or aluminum fences are compatible with the historic character of the district and while not as commonplace as wood picket fences are found in both districts.

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 proposed metal picket fence is appropriate in the context of this criterion given the existence of similar fences in the City's historic districts.