



HISTORIC PRESERVATION BOARD

AGENDA

January 3, 2013 - 4:00 PM

1. **Call to Order**
2. **Roll Call**
3. **Approval of December 6, 2012 Minutes**
4. **Appeal Procedures**
5. **OLD BUSINESS -** None
6. **NEW BUSINESS-**
 - A. **Case:** 12-63
 - Address:** 208 Main St; 310 N 2nd St and 312 N 2nd St.
 - Parcel Number:** 42-10-27-6850-0090-0020
 - Applicant:** Episcopal Church in The Diocese of Florida Inc. C/O St Mark's Episcopal
 - Request:** Demolish structures
7. **OTHER BUSINESS -** None
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

the 1990s, the number of people in the world who are living in poverty has increased from 1.2 billion to 1.6 billion (World Bank 2000).

There are a number of reasons why the number of people living in poverty has increased. One of the main reasons is that the world's population has increased. In 1990, there were 5.3 billion people in the world, and by 2000, there were 6.1 billion. This means that there are now 800 million more people in the world than there were in 1990. This increase in population has led to a greater demand for resources, and this has led to a greater number of people living in poverty.

Another reason why the number of people living in poverty has increased is that the world's economy has not grown fast enough. In 1990, the world's economy was growing at a rate of 2.5% per year, and by 2000, it was growing at a rate of 1.5% per year. This slower rate of growth has led to a slower rate of job creation, and this has led to a greater number of people living in poverty.

A third reason why the number of people living in poverty has increased is that the world's resources have been used up. In 1990, the world's resources were being used at a rate of 1.5% per year, and by 2000, they were being used at a rate of 2.5% per year. This faster rate of resource use has led to a greater number of people living in poverty.

There are a number of things that can be done to reduce the number of people living in poverty. One of the most important things is to increase the world's economy. This can be done by increasing the rate of growth, and by creating more jobs. Another important thing is to use the world's resources more efficiently. This can be done by reducing the amount of resources that are used, and by using the resources that are used more effectively.

There are a number of other things that can be done to reduce the number of people living in poverty. These include providing education and training, and providing social services. These things can help people to improve their lives, and to become self-sufficient. This is the best way to reduce the number of people living in poverty.

The number of people living in poverty is a global problem, and it is one that needs to be solved. There are a number of things that can be done to reduce the number of people living in poverty, and it is important that we do these things. Only then can we hope to create a world where everyone has a decent standard of living.

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Minutes from the December 6, 2012 meeting

The Historic Preservation Board meeting was called to order by Chairperson Roberta Correa at 4:00 pm. Other members present included Robert Goodwin, Lynda Little Crabill, Elizabeth VanRensburg, Laura Schoenberger, and Gary Graffweg. The following members were absent: Larry Beaton and Gilbert Evans Jr. Staff present: Planning Director Thad Crowe and Recording Secretary Deena McCamey.

Motion- made by Ms. VanRensburg, seconded by Mrs. Crabill to approve the November 1, 2012 minutes. All those present voted affirmative, motion passed.

Appeals Procedures: Chairperson Correa read the appeal procedures.

Old Business: None

NEW BUSINESS-

Madam Chair requested to change the order of the cases since the applicant for the first case was not present. All board members agreed.

CASE: HB 12-65
ADDRESS: 304 and 310 N 3rd Street
PARCEL NUMBER: 42-10-27-6850-0170-0060 And
42-10-27-6850-0170-0042
APPLICANT: Elizabeth VanRensburg and Coenraad VanRensburg
REQUEST: Request to relocate original fence.

Ms. McCamey advised Madam Chair that Ms. VanRensburg had already filed a recusal form for this case.

Ms. VanRensburg said she would like to partake in the discussion but will not vote.

Mr. Crowe advised Madam Chair he had recently returned from a legal conference and the attorneys at that conference said it would be inappropriate and a conflict of interest if a board member who recuses themselves partake in any discussion and voting. He also said some of the attorneys also suggested the board member should leave the room just to be safe. Mr. Crowe did not recommend her leave the room.

Madam Chair advised Ms. VanRensburg to remain silent through her request.

Mr. Crowe told the board this is a simple request, the applicant wants to relocate an existing fence along their side lot line and move it to the front of the property. The request does conform to the criteria, design and material is for that district. He recommended approval of the request.

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Ms. Crabill asked if the fence will be connected to the existing fence.

Mr. VanRensburg, 304 N 3rd St. commented, he will not be adding to what is there, he is moving the existing fence to the front property line.

Motion- made by Ms. Crabill, seconded by Mr. Graffweg to approve the applicant's request. All those present voted affirmative. Motion passed.

CASE: HB 12-61
ADDRESS: 620 Kirby Street
PARCEL NUMBER: 42-10-27-9500-0000-0010
APPLICANT: Wallace R Gnaedinger
REQUEST: Request to add a rear screen enclosure, replace foundation lattice with Wood lattice, erect wood picket fence in front yard, and erect privacy fencing along south/side and west/rear property lines and replace front metal screen door with a wooden screen door.

Mr. Crowe said this request is pretty straight forward all the details were included in the staff report for their review. What the applicant is asking for is appropriate meaning, it's keeping with the architecture for that historic period of home. The rear screen enclosure and fencing on the side would be considered more of a modern nature which meets the criteria and would be considered as an improvement. He recommended approval of the request.

Ms. VanRensburg recommended if the porch cannot be seen from the road she would prefer they build something instead of enclosing a porch and screen it in. She said once something is fastened to a house one day it will need to be unfastened. She said she would rather see something new since it is in the back or the house.

Ms. Correa said her opinion was since the garage is a newer addition there wouldn't be anything wrong with adding a new back porch since it is not seen from the road.

Mr. Gnaedinger, 620 Kirby St. introduced himself to the board.

Ms. Crabill asked what type of lattice is currently being used as the under skirting.

Mr. Gnaedinger said currently it's vinyl lattice with screening on the inside to prevent leaves and predators from going under the house. He said he wants to make it historical looking so he wants to replace it with wood lattice.

Mr. Goodwin asked where the tin roof will be.

Mr. Gnaedinger said that will be the porch roof which will match the rest of the house.

Motion- made by Ms. VanRensburg and seconded by Mr. Graffweg to approve the applicant's request. All those present voted affirmative. Motion passed.

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Other Business- Discuss the Downtown Historic District

Mr. Crowe said before they discussed Downtown he wanted to tell the board about a case coming in January he reminded them they cannot discuss it because it will be coming to them to hear but wanted them to have a heads up. He told the board St. Mark's Episcopal Church made application to demolish all of their buildings except the Church and Class Room buildings. He cautioned the board about discussing this with each other or anyone else to protect the process.

Mr. Crowe then started reporting his findings concerning the 100 Block Buildings. He said from a staff perspective it wouldn't be viable to separate the 100 Block Buildings from the overall Downtown District. He recommended pairing them up with the Downtown District. He had concerns it would look like they just wanted to protect the 100 Block Buildings instead of looking at the bigger picture. Time would not be a factor since there has been strong advocating for grant monies to restore and to move tenants into those buildings. He said in order to have a successful Historic Downtown there should be incentives that goes along with it, like grant funding from the CLG, tax exemptions and a historic property tax ordinance such as the National Register nomination; that would provide the ability to use federal tax credits for re-habitation. He recommended not to pursue the 100 Block as an individual, but to pursue all of them at once. But said staff will do what the board requests.

Ms. Correa said that was the whole intent for the CLG program, even though it would mean starting with the two Historic Districts. She said she is optimistic that the 100 Block Buildings won't be going anywhere soon, but she emphasized her concerns of where the GP building will be placed; because if it is built next to the 100 Block Buildings then it would really make those buildings more vulnerable to possible future demolition. She said she would accept Mr. Crowe's recommendation and asked the other board members what their thoughts were.

Ms. VanRensburg said she agreed with staff's recommendation.

Ms. Correa said last time she spoke with Mr. Zymnie he led her to believe that the CLG application was almost completed and said she would make a few phone calls to try and push the processing through.

Ms. Crabill asked staff if the 100 Block Buildings are going to be incorporated into the Downtown Historic District.

Mr. Crowe said yes. They will be identified as contributing buildings along with 10 or 11 other individual contributing buildings and they would be eligible for nominations for placing on the National Register listing on their own and be included in the district.

Mr. Goodwin asked if the Board has gone on record stating they want to preserve the 100 Block Buildings.

Mr. Crowe said yes the board requested a resolution be forwarded to the City Commission stating their favor for preserving and rehabilitating the buildings.

Ms. Correa said she read the resolution as the chair to the City Commission and they are fully aware of their standings on the buildings.

Ms. Schoenberger asked what the area will be for the Downtown Historic District.

Ms. Correa also asked about the Design Standards.

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Mr. Crowe said he will bring the Design Standards back to the board for their review. He also said the district will be a general area that will begin from 11th Street and go to the river, then from places it will go from Reid Street to Morris Street which will also encompass the South Historic District.

Ms. VanRensburg suggested the North Historic District could go from Madison to Reid.

Mr. Crowe said that needs to be carefully done because there are guidelines from the National Register for developing boundaries. He said some non-conforming properties can be included but, not too many because there is a percentage they go by.

Ms. VanRensburg said if Madison Street was considered a boundary then Saint Mark's Episcopal Church could be incorporated in.

Ms. Correa said she believed the Church was already on the National Register she then asked if any of their other buildings were on the National Register as well.

Mr. Crowe believed just the church was but he said he would look into the other buildings.

Ms. Correa asked if Westview Cemetery could be included in the South District boundaries and recommended using the railroad tracks as the boundary instead of Morris Street then it would include the Florida Furniture building. She also thought that Mulholland Park in the North District would be something to consider since there are some contributing properties there. She asked Staff to look into the problems homeowners are having with getting insurance. She said they are making them enclose the underside of their homes in order to get coverage and that would not keep the homes historical.

Mr. Crowe said he would make some phone calls.

Adjourn- with no further business the meeting was adjourned at 4:31pm

Certificate of Appropriateness
HB 12-63
208 Main St., 310 & 312 N. 2nd St.

STAFF REPORT

DATE: December 27, 2012
TO: Historic Preservation Board members
FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

This application is to approve the demolition of the following structures that are part of the St. Marks Episcopal Church complex: 208 Main St. and 310 & 312 N. 2nd St. Courtesy public notice included property posting and letters to nearby property owners (within 150 feet).



Figure 1: Property Location



Figure 2: James House/208 Main St

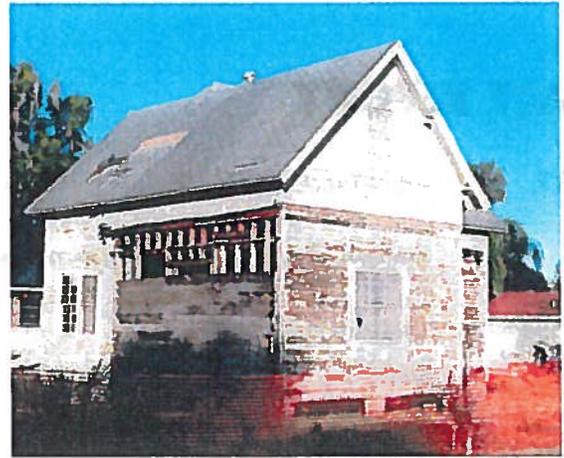


Figure 3: James House

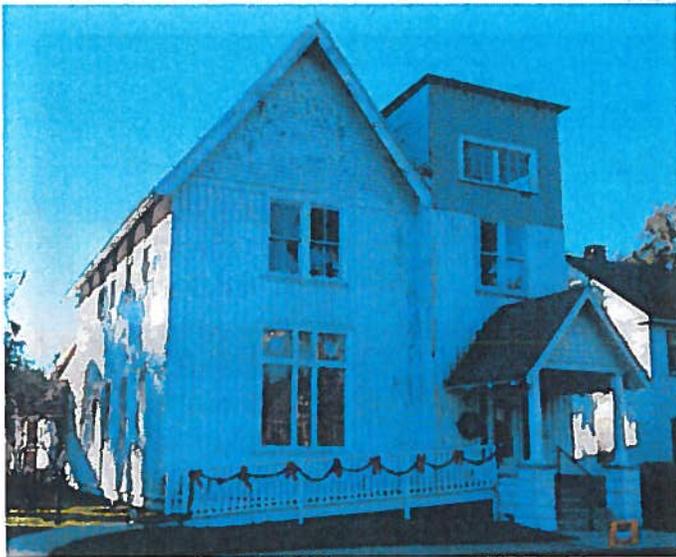


Figure 4: Parish Hall/310 N. 2nd St.



Figure 5: Old Rectory/ 312 N. 2nd St.

APPLICATION BACKGROUND

The request is to demolish three of the five structures located on the Church grounds, an area that includes the two eastern quadrants and most of the southwestern quadrant of the block bounded by Main, Madison, N. 2nd and N. 3rd Streets. The Applicant provides the justification in the (attached) application cover memo that the repair costs of the buildings are beyond the practical resources of the church, costing \$10,000 per year in insurance costs alone. The Applicant further stated that the three buildings even if repaired would “fail to serve the needs of the Church economically” and added the intent of constructing a “multiuse” building if the three buildings could be removed. While it was not stated in this application, past applications have indicated the desire to develop on-site parking along Main Street. The church buildings include the following, which are also shown in Figure 1 (buildings proposed for demolition are shaded):

Table 1: St. Mark's Church Buildings

Address	Building Name	Date of Construction
208 Main St.	James House	Circa 1884
200 Main St.	St. Marks Church	1854
310 N. 2 nd St.	Parish Hall	Circa 1885
312 N. 2 nd St.	Rectory	Circa 1870
211 Madison St.	Educational Building	1965

The following church history narrative was obtained from the church's website.

St. Mark's Parish was organized on December 12, 1853, and is the oldest church in Palatka. Records show, however, that Episcopal services were conducted here as early as 1846. Construction on the building was begun in the Spring of 1854 and the first service held later that year. The Bronson House nearby was also built in 1854. Judge Isaac Bronson, along with 18 others, including Judge James Burt and William D. Moseley, first governor of Florida, made up the committee who decided to build this house of worship. Its Carpenter Gothic styling was used for many other churches in this area.

*Prior to the Civil war (1862-1865) vicars from the north held services during the winter months only. The development of St. Mark's was temporarily stymied during the terrible war years. In the Parish Record Book (1856-1896), Dr. Hawes poignantly states: "The war is imminent and the parishioners are scattered. The rector, Mr. Edwin Nichols has gone North." * In fact, during the conflict, Union soldiers occupied our church and considerable damage was done. Following the war, the church was again opened and in March of 1866, the first Sunday School was started. By 1873, St. Mark's was able to obtain parish status.*

The beautiful stained glass window above the Altar in the church depicts St. Mark, the Evangelist, our Patron Saint. John Mark was a disciple and interpreter of Peter and is believed to be the author of the Gospel which bears his name. His symbol is a winged lion, as can also be seen on St. Mark's banner. This window was given long ago by the congregation in memory of Dr. G. E. Hawes, who was the beloved Senior Warden of St. Mark's for 41 years (1855-1896). There are 16 stained glass memorial windows inside the church proper. They are especially fine windows, four of which were given by the Thomas Mellon family of Pittsburg, who wintered here years ago. The impressive stone Baptismal Font was given in this century in memory of Elizabeth Moseley Houghton.

The present church office is housed in an old home which existed in 1870. It was purchased by the Vestry in the latter 1940's and was used as the rectory until 1959. The Parish House was built early in the 1880's and was once part of St. Mark's Academy, established in 1882. According to records, this was "the leading institution of learning" for young men in Palatka for many years. Later it was sometimes rented and then became the rector's home until the late 1920's. After becoming the Parish House, the panelled room upstairs became the rector's office. The room with the fireplace is still called the Guild Room because of the many Guild meetings held there through the years.

** Parish records*

The history, architecture, and condition of each structure are described below, with information derived from the Florida Master Site File and from a structural evaluation performed on February 2, 2011 by Structures International, LLC of Jacksonville, FL. The three buildings proposed for demolition are some of the oldest remaining structures in the City, generally have the integrity of original architectural elements, are associated with one of Florida's oldest churches and leading local historical figures, and with the exception of the Rectory, as noted by the structural analysis, "are in generally good condition for their age and are in a salvageable state." Staff does not contest the Applicant's premise that there are costs associated with repairing and maintaining the church buildings, but would offer that it appears that some of this maintenance has been deferred in the past, which has led to the disrepair detailed in the structural evaluations. Staff cannot evaluate the extent of the economic burden of repairing the buildings as the Applicant has not provided any cost estimates for repairs, stating that such estimates will be provided at the meeting.

The preservation of historic resources within the City is grounded within the Comprehensive Plan, as stated in the following policies found within the Future Land Use Element.

Policy A.1.5.1 9J-5.006(3)(c)8

Historic resources shall be protected through designation as historic sites by the State or City. Such designated sites shall require plan review procedures for proposed alterations or remodeling that will ensure, through the permitting process that the proposed activity will not degrade or destroy the historical / archaeological significance of the site.

Policy A.1.5.2 9J-5.006(3)(c)8

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

Adaptive reuse of historic structures shall be given priority over actions that would harm or destroy the historic value of such resources. Adaptive reuse shall include the permitting of historic structures to be remodeled or rehabilitated for a use that would be non-conforming to adjacent properties so long as the remodeling/rehabilitation does not affect the historical significance of the structure and the proposed use is or can be made compatible with adjacent land uses.

Section 54-71(b) of the Municipal Code, the City's historic preservation ordinance, provides the following additional rationale for the City's historic preservation regulation program.

- (1) *It is hereby declared as a matter of public policy that the protection, enhancement and perpetuation of properties of historic, cultural and aesthetic merit are in the interest of the health, morals, prosperity and general welfare of the people of the city. Therefore, the purpose of this article is to:*
 - a. *Effect and accomplish the protection, enhancement and perpetuation of districts, structures and sites which represent distinctive elements of the city's cultural, social, economic, political and architectural history;*
 - b. *Foster civic pride in the accomplishments of the past;*
 - c. *Enhance the city's appeal to visitors and thereby support and stimulate the economy;*
 - d. *Protect and enhance property values as a means of stabilizing historic districts of the city; and*
 - e. *Promote the use of historic districts for the education, pleasure and welfare of the people of the city.*
- (2) *It is further declared that the purposes of this article are to:*

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

It is important to recognize the collective benefit of historic preservation and its impacts to the City's civic pride, economic vitality, neighborhood stabilization, and property values; while also acknowledging the importance of individual property rights and freedoms. This often requires a balancing act.

The Applicant has made various requests for COAs during the past ten years, as indicated below. This history shows that the Historic Preservation Board (and in one case the City Commission) has consistently resisted demolition of historic church structures, while approving relocation and more minor alterations.

Table 1: Applicant COA History, 2002 to Present

YEAR	PROPERTY	REQUESTED ACTION	RESULT
2002	208 Main St.	Relocate structure	Withdrawn
2003	212 & 214 Main St.	Relocate or demolish structures	Withdrawn
2004	212 Main St.	Relocate or demolish structure	Denied
2005	212 Main St.	Appeal of HPB decision	Denied *
2006	208 Main St.	Remove exterior additions, front porch, re-roof, remove fireplace & chimney	Approved
2007	208 Main St.	Relocate structure	Approved (structure was not moved)
2007	310 & 312 N 2 nd St.	Remove chimney & fireplaces	Denied
2008	200 Main St.	Remove chimney	Denied
	310 N. 2 nd St.	Demolish block shed	Approved
	310 N. 2 nd St.	Remove chimney	Denied
	310 N. 2 nd St.	Relocate door	Approved
	312 N. 2 nd St.	Construct wooden shed	Approved
2009	208 N. Main St.	Relocate structure (to Bronson House grounds)	Withdrawn (due to opposition of neighbors of Bronson House)

* According to the City's Assistant Fire Chief, the structure at 212 Main Street burned down after 2005, and in that same fire 208 Main Street was damaged. An investigation was not conducted as to the cause of the fire.

208 Main Street (James House). This Frame Vernacular structure was built as a residence between 1882 and 1884, making it one of the oldest remaining residential structures in the City. The sole prominent feature of the structure, a one-story L-shaped veranda with square Doric columns, was demolished in 2006 with the approval of the Board. The house was purchased by May Josephine James in 1910 and remained in that family until the early 1960s, serving as the home of Lewis James, a bookkeeper at the Atlantic National Bank. The home was purchased in the early 1960s by James Johnson, a postal clerk, who lived in the home for around 20 years. The church purchased the building in 2002. While there are some wall framing elements in disrepair on the western wall, termite damage to some stud framing members and supporting foundation beams, missing foundation beam and corner stud at the northeast corner, a split perimeter foundation beam, some rotted floor boards, and a missing bay window header in the northern addition area; all in all the building is salvageable.

310 N. 2nd St. (Parish Hall). This structure was built in the 1880s and was once part of St. Mark's Academy, a boys school established in 1882. Later the building became the rector's home until the late 1920's. After becoming the Parish House, the paneled room upstairs became the rector's office. Various additions were made to the building through the years, including an expansion of the second floor over a porch area, and in the 1940s the rotation and moving of the one-story wing to the rear of the structure. A third-story high tower addition was also added to the front of the building. Elements of disrepair include a deteriorated beam on the west side of the building and exterior siding with water and termite damage. The structural report summarized that the building was salvageable.

312 N. 2nd St. (St. Mark's Rectory). This Georgian-style residence was built as a rectory for the church between 1865 and 1870, making it also one of the oldest remaining residential structures in the City. The most impressive feature of the building is the front two-story portico which includes Doric columns that support a massive pediment. The Master Site File notes that the building "occupies (a) prominent corner location and contributes to a well-defined historic residential neighborhood, including two adjacent National Register buildings, St. Mark's Episcopal Church and the Bronson House." The home was built by James Burt, one of Palatka's leading 19th century citizens, who served as a county commissioner, postmaster, and judge. The rectory was the home of the Reverends Albion Knight, Tucker W. Taylor, and W. Pipes Jones, among others. The structural report noted that this building was in the worst shape of the Church's five buildings. The report found that the second floor of the structure was expanded by raising the roof on the west side of the building in the 1920s. The addition area showed signs of rotting, and much of the wall framing along the west side was poorly constructed and needs replacement. The foundation beam and pier foundations along this side of the structure also need replacing. The second floor front balcony was inadequately tied to the main building and is now unsafe for use. The report summarized that the Rectory building was salvageable, but the cost of repairs could become costly. The Applicant did not provide any cost estimates for repair, but indicated in the application cover memo that this specific information would be provided to the Board.

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. Demolition is of course an alteration of a building.

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: not applicable.

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

Staff comment: Applicable provisions of the Secretary of the Interior's Standards call for deteriorated historic features to be repaired rather than replaced unless the severity of the deterioration necessitates its replacement. If replaced, the replacement structure should be of a historical likeness similar to that of the original structure.

Staff comment: not applicable.

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: see response to # 7.

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

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

Staff comment: not applicable.

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

Staff comment: not applicable.

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

Staff comment: not applicable.

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 analysis below pertains to the two main criteria expressed above.

- Will the removal of structures be detrimental to the historic and architectural character of the district?
In Staff's opinion, yes. These three structures are three of the ten remaining structures in the North Historic District built prior to 1885. The Rectory is the fourth oldest structure in the North Historic District, with the only older structures being the Bronson House (1854), the Henry Teasdale House at 107 Madison Street (1860), and St. Marks Church itself (1854). It is the only Georgian-style structure in the North Historic District, and one of only 13 structures that was not built in the predominant Frame Vernacular style. The church, parish, hall, and Rectory line N. 3rd Street as a unique continuum of historic buildings and a pleasing blend of architectural styles, with the Carpenter Gothic style of the main church continued over to the Parish Hall, transitioning then to the stately Georgian style of the Rectory. The loss of these last two buildings would present a significant hole in the historic fabric of the North Historic District, and would present a noticeable gap between St. Marks Church and the Bronson-Mulholland House and other historic homes to the north past Madison Street. Modern development has crowded out historic buildings in the vicinity of the church, including the east side of N. 3rd St. and the north side of Main Street, to the extent that the loss of the four buildings would isolate the single remaining historic church building and potentially threaten the integrity of the National and Local Historic Register boundary, since the church building is located on the edge of the historic district.

Based on the rare age and architecture of the buildings, the local significance of the buildings as an integral part of the historic church complex, the many leading citizens and ordinary parishioners associated with the buildings, and the negative impacts to the historic district, it is Staff's opinion that the removal of the three historic structures would in fact be detrimental to the historic and architectural character of the district.

With that said, impacts to the district would be reduced by the retention of one or two of the historic structures. The James House (208 Main Street) has lost much of its significance with the removal of the porch, and this structure does not provide any continuity with adjacent historic structures to the west, with three vacant lots adjoining. The structure has continued to deteriorate since the structural report was issued, almost two years ago, and there has been an ongoing removal of siding and other exterior elements since that time. The ongoing "demolition by neglect" (and active dismantling) will soon render the building un-restorable. For the reasons presented above, Staff does not believe that the removal of this structure would be significantly detrimental to the historic and architectural character of the district.

It is more difficult to make the same case for the N. 2nd St. structures. As stated, they provide continuity of historic structures along 2nd Street and they provide a visibly strong entrance to the historic district, particularly to the Bronson House. In addition these buildings help to screen the Educational Building, which is a modern building that is strikingly incompatible with the architecture and character of the North Historic District. Staff believes that it is particularly important to strive to retain the Parish Hall, as this building is both in better condition and also replicates the distinctive Carpenter Gothic style of the church building. The Rectory is less important due to its poorer condition and lack of relation to the Church buildings in terms of architectural style and orientation.

- In balancing the interest of the City in preserving the integrity of the district and the interest of the owner, should the demolition of the structure be allowed by considerations of reasonable justice and equity?

This criterion is somewhat difficult to measure, as the Board is obliged to make a finding on how exactly to balance district integrity with "reasonable justice" and equity for the Applicant. This requires that the Board depart from their usual focus on strict preservation of historic structures to also consider the impacts of preservation on the Applicant. This should be a carefully-considered finding, as it could affect future cases in which property owners would use similar arguments to advocate for demolition. A finding should pertain to practical considerations that can be measured, such as economic or physical development factors.

The issue of district integrity was discussed in light of the first demolition criteria, and Staff has offered the opinion that demolition of the Parish Hall and to a lesser degree the Rectory would result in substantive negative impacts to the district. The question then becomes: would the need for reasonable justice and equity for the Applicant outweigh the loss of the structures?

The Applicant has not presented evidence that retaining the Parish Hall and Rectory would constitute physical development factors that would deny reasonable justice and equity for the Applicant, in the

form of an undue burden. The Applicant did express the desire to construct a multi-use building to replace the Parish Hall and Rectory, but provided no details as to why a new building would be preferable to utilizing the existing buildings. If the James House is demolished, the Church could utilize around 2/3 of an acre along Main Street for a new building with associated parking, and offer the other properties for sale.

The Applicant did not offer economic information to allow the Board to make a finding of an undue economic hardship, other than the high insurance costs of the existing buildings. An analysis that compares costs (insurance, maintenance, renovation vs. new construction, etc.) of a new building to the existing buildings would assist the Board in identifying an economic hardship.

In summary, Staff does not have enough information of this kind to provide a favorable recommendation to the Board for demolition of the Parish Hall and Rectory.

STAFF RECOMMENDATION

The Board has leeway to approve or deny the request for all structures or for individual structures, so long as clear findings are provided that relate to the COA criteria. Based on the analysis of this report, Staff recommends the following:

1. approve demolition of the James House (208 Main Street);
2. deny demolition of Parish Hall (310 N. 2nd Street); and
3. deny demolition of 312 N. 2nd Street unless Applicant provides sufficient and credible documentation that clearly indicates that the denial would constitute a deprivation of reasonable justice and equity, with such documentation including:
 - a. repair estimates from qualified and licensed contractor(s) that prove that the cost of repairs to the building exceed reasonable limits; and
 - b. a detailed cost comparison between retention of the existing building(s) and the construction of a multiuse building.

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM

802 = =
1009 = =

Site Name James House Site No. _____
Address of Site: 208 Main St., Palatka, FL 32077 Survey Date 8010
Instruction for locating _____

Location: Palatka 9 7
subdivision name block no. lot no.

County: Putnam

Owner of Site: Name: Johnson, Mabel T.
Address: 208 Main St., Palatka, FL 32077

Type of Ownership private Recording Date _____

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

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

Check One	Check One or More	Present Use <u>priv. residence</u>
<input checked="" type="checkbox"/> Excellent 863 = =	<input checked="" type="checkbox"/> Altered 858 = =	Dates: Beginning <u>+1884</u>
<input type="checkbox"/> Good 863 = =	<input type="checkbox"/> Unaltered 858 = =	Culture/Phase <u>American</u>
<input type="checkbox"/> Fair 863 = =	<input checked="" type="checkbox"/> Original Site 858 = =	Period <u>19th Century</u>
<input type="checkbox"/> Deteriorated 863 = =	<input type="checkbox"/> Restored () (Date:) 858 = =	
	<input type="checkbox"/> Moved () (Date:) 858 = =	

NR Classification Category: Building

Threats to Site:

Check One or More

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

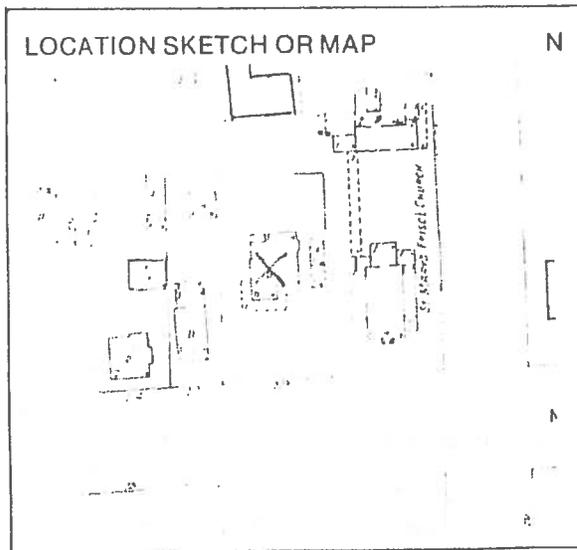
Areas of Significance: Architecture

Significance: Small, well-detailed Frame Vernacular residence built between 1882 and 1884, thus making it one of the oldest buildings in Palatka. Prominent features include the one-story L-shaped verandah with square doric columns resting atop rusticated block piers. Adjacent to National Register building, St. Mark's Episcopal Church, and contributes to character of well-defined historic residential neighborhood.

This building is located on a lot conveyed in 1882 from Mary Hart, the daughter of Hubbard Hart, owner of the Ocklawaha Steamboat Line and an orange packer and shipper, to William W. Toller of Brighton, England. In 1893 Toller conveyed his home to H.A. Ford, a realtor who retained it until 1905. Five years later May Josephine James purchased the property and it remained in the James family until the early 1960's, serving as the home of Lewis James, a bookkeeper at the Atlantic National Bank, and also as a rented residence for several tenants, including J. Emmett Brown, a pharmacist. During the early sixties, James W. Johnson, a postal clerk, acquired the property and remains its present owner. Sources: Birds-eye View, 1884: Deed Book M, p.679; City Directories

ARCHITECT _____ 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD Frame Vernacular 964 ==
 PLAN TYPE irregular 966 ==
 EXTERIOR FABRIC(S) wood: weatherboard 854 ==
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 ==
 PORCHES S/l-story L-shaped verandah with squared doric columns on rusticated
block piers, 4-bays, entrance on 3rd bay 942 ==
 FOUNDATION: piers: concrete block, rusticated 942 ==
 ROOF TYPE: gable (intersecting) 942 ==
 SECONDARY ROOF STRUCTURE(S): 942 ==
 CHIMNEY LOCATION: E: end, exterior 942 ==
 WINDOW TYPE: DHS, 9/9, wood # DHS, 1/1, wood 942 ==
 CHIMNEY: brick with corbelled cap 882 ==
 ROOF SURFACING: metal shingles 882 ==
 ORNAMENT EXTERIOR: wood # rusticated block 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	439000	3279860	890 ==
Zone	Easting	Northing	

Photographic Records Numbers _____ 860 ==

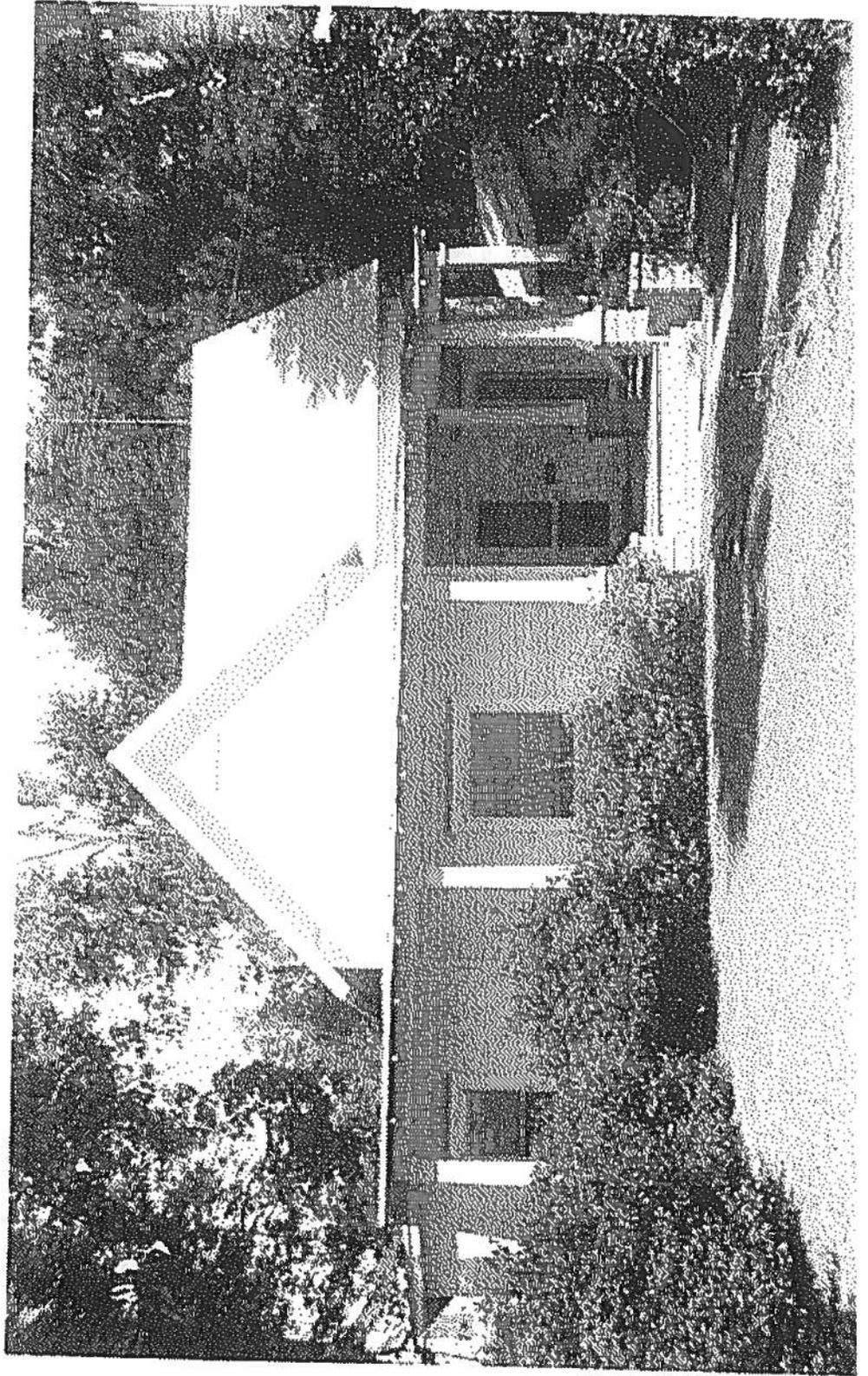
Contact Print

CONTINUATION SHEET

WINDOW TYPE CONTINUED:

in door # $\frac{1}{2}$ octagonal bay, W

942= =



FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
 1009 ==

Site Name St. Mark's Rectory Site No. 830 == Survey Date 8010 820 ==
 Address of Site: 312 N. Second St., Palatka, FL 32077 905 ==
 Instruction for locating _____

Location: Palatka 9 8 813 ==
subdivision name block no. lot no. 868 ==

County: Putnam 808 ==

Owner of Site: Name: Episcopal Church in Diocese of Florida ;
 Address: 325 Market St., Jacksonville, FL 32202

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

Recorder:
 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>religious</u> 850 ==
<input type="checkbox"/> Excellent 863 ==	<input checked="" type="checkbox"/> Altered 858 ==	Dates: Beginning <u>+1870</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: <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

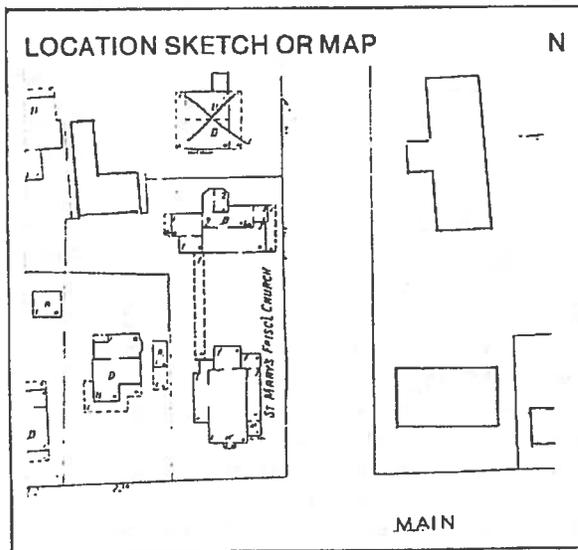
<input type="checkbox"/> Zoning (<u>X</u>) 878 ==	<input type="checkbox"/> Transportation (<u>X</u>) 878 ==
<input type="checkbox"/> Development (<u>X</u>) 878 ==	<input type="checkbox"/> Fill (<u>X</u>) 878 ==
<input type="checkbox"/> Deterioration (<u>X</u>) 878 ==	<input type="checkbox"/> Dredge (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

Areas of Significance: Architecture, Religion 910 ==

Significance: Georgian style residence built between 1865 and 1870 by James Burt, one of Palatka's leading 19th century citizens. The most impressive feature of this large building is the two-story portico with squared doric columns supporting a massive pediment. Occupies prominent corner location and contributes to a well-defined historic residential neighborhood, including two adjacent National Register buildings, St. Mark's Episcopal Church and the Bronson House.

This building is one of the oldest in Palatka, having been constructed shortly after the Civil War. Deed records indicate that it was built by James Burt, who was at various times a county commissioner, postmaster, and criminal and probate judge, for use as the Episcopal rectory for St. Mark's Church. In 1872, however, Burt conveyed the property to Helen Putnam, widow of Judge Benjamin A. Putnam, for whom Putnam County is named, and an uncle of Burt's wife. Mrs. Putnam owned the building just two years, selling it in 1874 to St. Mark's Church which used it as the rectory until the early 1960's. The handsome building served as the residence of Reverend (see cont. sheet) 911 ==

ARCHITECT _____ 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD Georgian 964 ==
 PLAN TYPE rectangular 966 ==
 EXTERIOR FABRIC(S) wood: weatherboard, sideboards 854 ==
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 ==
 PORCHES E/2-story monumental portico with squared doric columns and
 pediment; ballustrade overlook from 2nd floor;(see cont. sheet) 942 ==
 FOUNDATION: piers: brick 942 ==
 ROOF TYPE: gable 942 ==
 SECONDARY ROOF STRUCTURE(S): 942 ==
 CHIMNEY LOCATION: N: offset, ridge # S: offset, ridge 942 ==
 WINDOW TYPE: DHS, 6/2, wood # casement, 4-lights each, wood 942 ==
 CHIMNEY: brick 882 ==
 ROOF SURFACING: composition shingles 882 ==
 ORNAMENT EXTERIOR: wood # brick steps 882 ==
 NO. OF CHIMNEYS 2 952 == NO. OF STORIES 2 950 ==
 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	439000	3279860	890 ==
Zone	Easting	Northing	

Photographic Records Numbers _____ 860 ==

Contact Print

CONTINUATION SHEET

SIGNIFICANCE CONTINUED:

Albion Knight, Reverend Tucker W. Taylor, and Reverend W. Pipes Jones among others. The former rectory presently serves as the St. Mark's Church office.

911= =

Sources: Deed Book C, p. 756; D, p.294; E, p.215;
History of St. Mark's Church, p.2 (for 1870 photo);
City Directories

PORCHES CONTINUED:

sidelighted entrance # W/1-story screened porch

942= =



RECEIVED
NOV 13 2012
BY: _____

TO: The Historic Preservation Board, Northside, City of Palatka.

RE: Application for Certificate of Appropriateness, St. Marks Episcopal Church, Filed Fall 2012.

Memorandum in Relation to Application of Appropriateness for St. Mark's Church

St. Marks Episcopal Church, located within the Northside Historic District, is requesting the removal of three buildings on its property. This application is filed pursuant to Sec. 54-76 of the municipal code. St. Marks Episcopal Church, located at 200 Main Street, Palatka Florida, has been in this location since 1853. The main church building, which was placed on the national historic registry in 1997, is **not** the subject of this application. The main church building has been extensively renovated and repaired throughout the years. The main church building has recently had its foundation upgraded, drainage system improved, inside walls repaired, and its stained glass window evaluated. The main church building is the present location of all worship services. The educational building is also not the subject of this application. This building is modern and currently houses all special meeting groups and is the location of a day school.

The buildings subject to this petition are as follows: 1. The Parish Hall, 2. White House Building, 3. The Rectory.

Included in this application is Attachment # 1 which consists of three photographs. The first photograph is a view of the property from the air. The buildings in question are circled in highlighted ink and marked 1, 2, and 3 as indicated above. The second picture of Attachment A is a street level image of the Parrish Hall (#1). The third image is that of the Rectory (#3). There were no appropriate images available of the White House.

Also included is Attachment #2, a field observation report that the Church commissioned in February of 2011 in order to aid in the evaluation of the church structures. The relevant portions of that report are provided. Mentioned in the body of the report, but not provided in the packet to the Historical Preservation Board, are Exhibit A, B, C, and D. They are available upon request. All other Exhibits follow as referenced in the report. This report reflects that the three buildings in question are at various states of ill repair and/or structural failure.

The basis of St. Marks Church's request from the Board is that the repair costs of these three buildings are, and have been for many years, beyond the practical resources of the Church. The Church could save \$10,000 a year from its modest budget on insurance costs alone. That would allow the Church to move forward and construct a multiuse building that would serve the Church far into the future, while reserving proper resources for the upkeep and improvements of the historical main church building. If repaired these three buildings would fail to serve the needs of the Church economically. There will be more information as to the costs of repair provided to the Board when we are set on the agenda.

I look forward to presenting this application for the Board's consideration at your earliest opportunity.

Sincerely,


Christopher France
Senior Warden
St. Marks Episcopal Church

Attachment 1



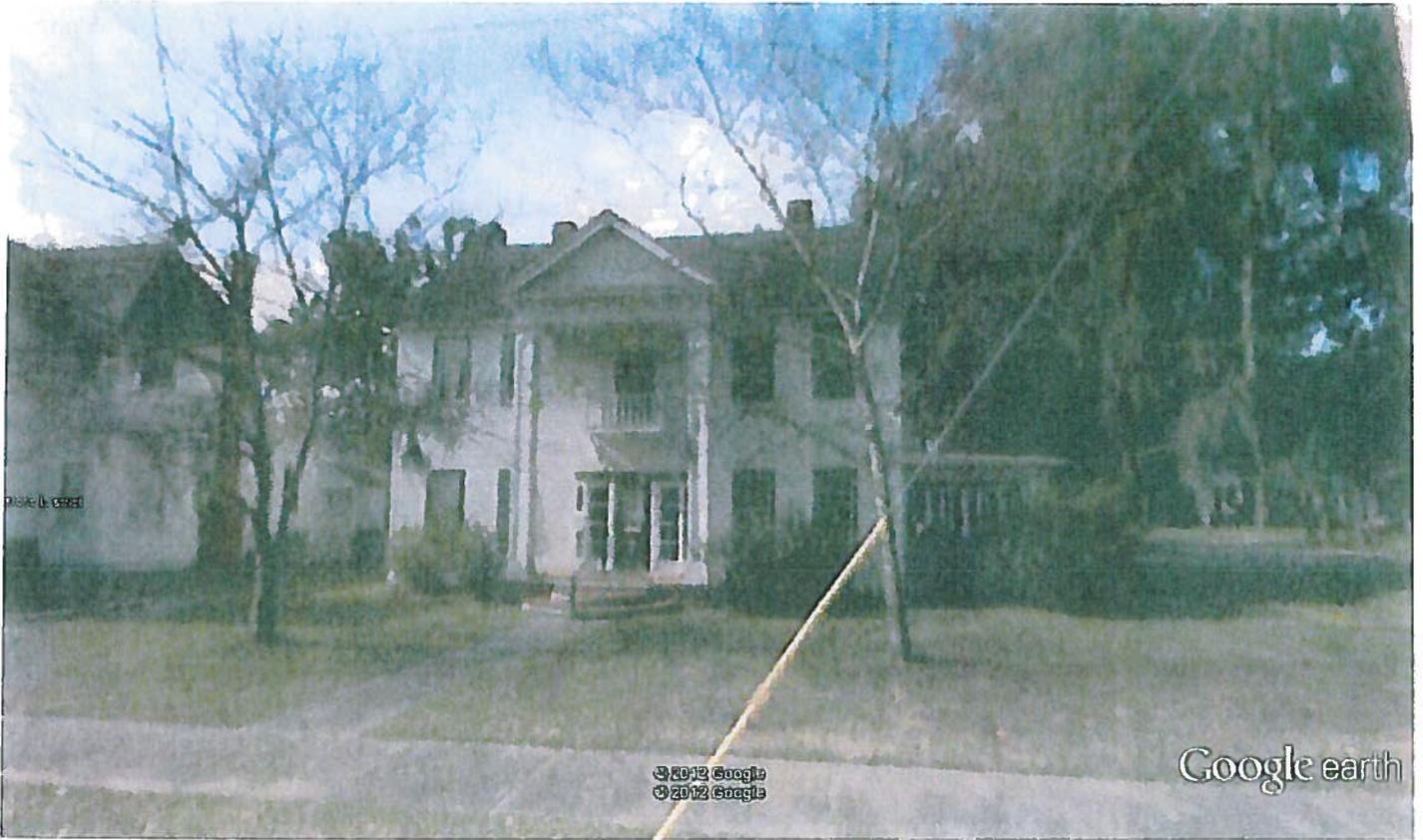
Google earth





Google earth





Google earth



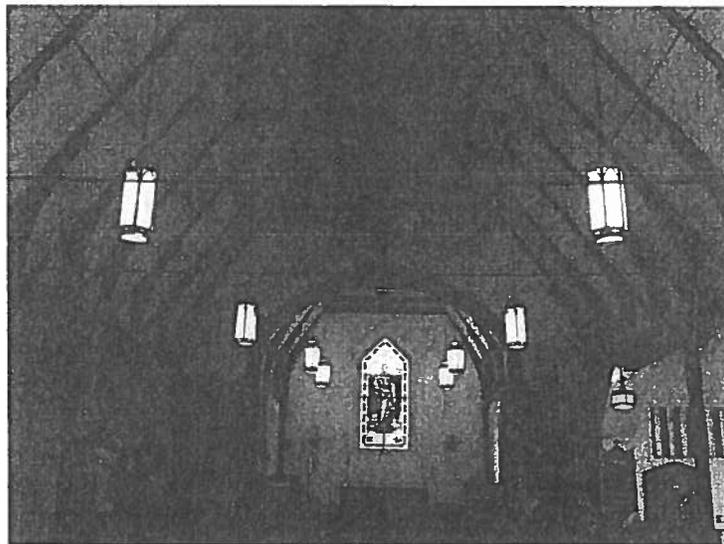
STANLEY A. ...

Attachment 2

FIELD OBSERVATION REPORT

**ST. MARKS EPISCOPAL CHURCH
200 MAIN ST
PALATKA, FLORIDA 32177**

February 21, 2011



**FOR:
MR. ALBERT STODDARD, PH.D., CPSS
ST. MARKS EPISCOPAL CHURCH
200 MAIN ST
PALATKA, FLORIDA 32177**

**BY:
NADEEEM G ZEBOUNI, P.E.
STRUCTURES INTERNATIONAL, LLC
7563 PHILIPS HIGHWAY, BLDG. 600
JACKSONVILLE, FLORIDA 32256**



STRUCTURES INTERNATIONAL, LLC

Nadeem G. Zebouni, P.E. Daniel J. Charletta, P.E.
Robert L. Connors, P.E. Michael S. Kovacs, P.E.

FIELD OBSERVATION REPORT

REPORT NO: 01

INSPECTION DATE: 2/17/2011 (8:00 AM)

PROJECT: St. Marks Episcopal Church
200 Main Street
Palatka, Florida 32177

REPORT DATE: 2/21/11 (1:00 PM)

CLIENT: St. Marks Episcopal Church

WEATHER: Sunny and Warm

OBSERVED BY: Nadeem G. Zebouni, P.E.
John P. Grady, P.E.

YOUR REFERENCE: Structural Inspection

PREPARED BY: Nadeem Zebouni, P.E.

OUR REFERENCE: 11S010

REASON FOR OBSERVATION: Perform a structural condition survey and perform a preliminary structural investigation of the existing structural condition of the various buildings on the St. Marks Episcopal Church property to determine if the buildings are generally salvageable for future use and what minimum recommended repairs should be completed.

PERSONS INVOLVED: Albert Stoddard, Ph.D. CPSS, Norman Phinney, Luke Crossley, Fr. Jim Dorn, Nadeem Zebouni, P.E., and John Grady, P.E.

ITEMS EXCHANGED: The following items were provided by Albert Stoddard and Fr. Jim Dorn to Structures International:

- Several sets of drawings for construction, additions, and/or renovations of the various buildings on the property (See reduced size partial copy in attached Exhibit "A").
- Pamphlet describing the history of the St. Marks Church (See partial copy in attached Exhibit "B")
- A report detailing the history and sequence of construction of the various buildings on site dated August 10, 1981 prepared by Herschel E. Shepard, FAIA (See partial copy in attached Exhibit "C")
- Application and supporting documentation to place the buildings on the property in the national historic registry dated March 11, 1997 (See partial copy in attached Exhibit "D")

The following observations from our site visit were supplemented greatly by information provided by Mr. Phinney which accompanied us during much of the site visit.

CHURCH BUILDING OBSERVATIONS & DISCUSSIONS

Photographs of the building were taken during the site inspection. Copies of some of these photographs are attached under attached Exhibit "E".

The Church Building was originally constructed in the 1850's. The wings of the church were completed later after the Civil War and were differentiated by the use of cypress wood instead of southern yellow pine (See photo 12). An addition to the North end of the Church building was completed in 1975 (See drawing in attached Exhibit "A"). The bell tower for the church was originally a separate structure but is now currently connected to the main building.

The foundations of church had been recently raised and repaired by Hygema House Movers, Inc. Some portions of the church floor were not raised and remain settled due to cracking in the walls that started to develop during the jacking of the structure. These repairs included replacing the perimeter timber beams spanning the isolated foundation piers supporting the building. The drainage in these areas was also improved with extended gutter downspouts and drainpipe conveying the roof runoff away from the buildings foundations (See photos 1 & 7). In other areas around the building the adjacent grade was too high with respect to the building finished floor and exterior siding (See photos 2, 3, & 4).

Depressed areas were noted indicating inadequate drainage (See photo 9). These depressions are a result of the natural consolidation of the surface and subsurface soils due to rainfall water percolation through the loose sandy soils. As the subsurface loose sandy soils consolidate, the footings they support settle down. The board and batten siding was noted to have leaks in some areas and was contributing to moisture problems within the building's walls (See photo 11). The octagonal stained glass window was also noted to be leaking (See photo 5). On some portions of the building the siding had been replaced with cypress wood which was reported to be servicing well (See Photo 7).

The originally separate bell tower had once had several X braces to provided lateral stability. A couple of these braces were removed but some lateral stability was incorporated back into the structure by use of sheathed shear walls at the base of the tower (See Photo 13). The bell tower also had 4x10 braces on the exterior connected to concrete pedestals which showed some signs of deterioration at there connections (See photo 6). The interior post and beam framing appeared to be in satisfactory condition but separation at one rafter support was noted behind the altar (See Photo 10).

The covered walkway leading to the church was constructed with 2x4 rafters and ties supported on 4x8 beams and 6x6 posts (See Photo 19). Although the walkway would not meet current building code requirements for wind loads it appears in generally good condition and will be adequate for anticipated superimposed gravity loads.

CONCLUSIONS AND RECCOMENDATIONS

Based on our site observations, the contents of this report, preliminary analysis, and my past experience, it is our opinion the Church building is in generally good condition but the following minimum repairs should be made to the structure to prevent any future deterioration of the structure:

- In the areas of concern, the adjacent grade around the perimeter of the building should be lowered and compacted, and adequate runoff drainage be provided. These measures will protect against future settlements of the foundations, water intrusion into the building and deterioration of the building materials.

- Replace the older board and batten siding areas ensuring proper flashing techniques are utilized. Rated sheathing should be installed first to add lateral stability strength to the structure followed by the vapor barrier and new siding or use Zip system wall sheathing panels.
- Reinstall Octagonal window with proper flashing.
- Install wood shim to fill in existing gap at rafter support on the west side of the altar.
- Cut & remove rot from bases of tower braces.

PARISH HALL BUILDING OBSERVATIONS & DISCUSSIONS

Photographs of the building were taken during the site inspection. Copies of some of these photographs are attached under attached Exhibit "F".

The parish hall building was built in the 1880's. The two story building had its second floor expanded at some time over a porch area. In the 1940's the one story wing of the building had been rotated and moved to the back of the building. A third story high tower addition had also been added to the front of the building at some time.

The first floor framing appeared to be in generally good condition and consisted of 2x10 joists at 16" on center with 1x2 X-bridging supported on 8x10 beams on brick piers and isolated footings (See Photo 2). One of the 8x10 beams along the west side of the building was deteriorated along with its shim where it bears on the foundation pier (See photos 3, 4, 5, & 6). The 1st floor of the original portion of the building has wood flooring over 1x floor boards supported by the joists. The 1st story addition portion of the building, noticeably stepped down in the main parish hall, has wood floor which is over the original porch plywood and 1x boards supported by the joists. .

Portions of the second floor framing were exposed during our site visit and were found to consist of 2x10 joists at 16" on center and span approximately 20 ft. The tower area was inspected and was found to be a hip framing configuration using 2x4 rafters at 24" on center with a 4x4 perimeter wall top plate (See photos 17 through 20). The siding on this building was in generally poor condition and should be replaced. Several areas of the exterior siding appeared deteriorated from water and termite damage in some areas (see photos 7 through 11 and 21 through 22). Inside the boy scout's room there was cracking on the walls indicating water intrusion from the outside (See Photo 13). Asphalt shingles were used on the high tower area over the wood board siding (See photo 1). There is an existing brick chimney on the north side of the building that is planned to be demolished (See photo 9).

CONCLUSIONS AND RECCOMENDATIONS

Based on our site observations, the contents of this report, preliminary analysis, and my past experience, it is our opinion the Parish Hall building is salvageable but several repairs must be completed to strengthen and protect the building's materials. The exterior siding was not installed using proper flashing techniques and has contributed to water intrusion and damage throughout the building and needs to be replaced.

We analyzed the second floor 2x10 joists for allowable live loading. Based on our field measurements and assumed wood properties the allowable superimposed live load on the floor system is only 20 psf. This live load is below building code minimums for any use.

We recommend the following minimum repairs be completed at this time:

- We recommend the siding of this building be replaced. Rated sheathing for lateral stability strength, vapor barrier, and siding using proper flashing techniques should be installed.
- Replace the existing asphalt shingles and board siding with new APA approved wall sheathing, waterproofing membrane and siding.
- If the 2nd floor area is desired to be used for any significant loading the floor system will need to be strengthened considerably. Each floor joists could be sistered with an additional 2x10 to raise the allowable live load to approximately 50 psf. This is only a preliminary recommendation; we should be consulted for more specific construction specifications if you plan to move forward with this repair.
- The perimeter foundation beam and shim on the west side of the building should be replaced.

WHITE HOUSE BUIDING OBSERVATIONS & DISCUSSIONS

Photographs of the building were taken during the site inspection. Copies of some of these photographs are attached under attached Exhibit "G".

The white house building was built in 1882. The building is one story and the northern portion of the building was added on at some time. There was also a porch area that had been recently demolished (See Photo 6). The chimney has also been recently demolished (See Photo 2).

The white house was being renovated during our site visit and the framing of the interior was exposed. The house utilized tube and knob wiring which was still present. The first floor framing consisted of rough sawn 2x12's at 24" on center supported on 6x6 foundation beams (See Photo 3). The wall framing of the original portion of the building consisted of 2x6 rough sawn studs at 16" on center. The wall framing along the western wall in disrepair and should be replaced (See photos 14 through 16). During our site visit we noticed significant termite damage of some of the stud framing members and supporting foundation beams (See photo 20). At the southeast corner of the building there was a missing rim board. At the northeast corner there was a missing foundation beam and corner studs (See Photo 7 & 8). A notched shear connection of a perimeter foundation beam was found to be failing by splitting (See Photo 9). Some of the floor boards are in need of repair and/or cracks between boards needed to be filled (See photo 18).

The roof framing consists of 2x4 rafters at 24" on center with ceiling joist ties (See photo 10). The roof framing of the northern addition area was found tie into the tails of the original roof rafters (See photo 11). The roof framing of the addition area was strengthened at one time by an assembly of a flat 2x6, vertical 2x4, flat 2x4, and a flat 2x6 spanning the top of the ceiling joists for support (See photo 12). There is bay window that was added in the northern addition area that does not have a proper header to provide an adequate load support of the superimposed gravity loads (See Photo 17). The siding of the building was generally in poor condition and in need of repair (See photo 5).

CONCLUSIONS AND RECCOMENDATIONS

Based on our site observations, the contents of this report, preliminary analysis, and my past experience, it is our opinion the White House building is salvageable but several repairs must completed to strengthen and protect the building's materials.

We recommend the following minimum repairs be completed at this time:

- The framing members and siding showing signs of termite damage should be replaced.
- The missing rim board at the southeast corner of the building needs to be replaced.
- A foundation beam and corner studs should be added at the northeast corner of the building to adequately support the superimposed gravity loads of the structure.
- The failing notched shear connection of the foundation beam should be strengthened with ½" diameter bolts through the tongues and through the cracks.
- The existing rafter strengthening efforts in northern addition area should be removed and the rafters should be strengthened properly as follows: 2x6 rafters should be added between the 2x4 rafters. These rafters should be connected by appropriate hangers at the high end and should bear on a cripple stud assembly at the low end similar to the existing construction.
- The stud framing over the bay window should be removed and (2) 2x12 with a (2) 2x4 cap plate should be installed.
- Reconstruct the west wall.
- Replace siding over APA approved wall sheathing, waterproofing membrane and siding or use Zip system wall sheathing panels.

RECTORY OBSERVATIONS & DISCUSSIONS

Photographs of the rectory building were taken during the site inspection. Copies of some of these photographs are attached under attached Exhibit "H".

The Rectory building was built in the 1880's. The 2nd story of the building was expanded by raising the roof in the west side of the building during the 1920's (See photo 6). Evidence of a fire was observed in the 2nd floor addition which preceded the addition. When the addition was constructed the existing windows were raised which can be observed by from the siding repair as seen in photo 6. The building 2nd story was being renovated during the time of our site visit. The building utilized balloon style framing. The 2nd floor addition area showed signs of rotting and much of the wall framing along the west side was poorly constructed and needs to be replaced (See photos 12 through 14).

Cracking and a hole were observed in the chimney at the 2nd story level (See photos 15 & 16). The porch in the front of the building above the main entry was inadequately tied to the existing structure and is unsafe for use (See photo 10). Along the west side of the building a swale area was observed caused by runoff directly from the roof eave's drip (See photo 1). This depressional is a result of the natural consolidation of the surface and subsurface soils due to rainfall water percolation through the loose sandy soils. As the subsurface loose sandy soils consolidate, the footings they support settle down.

The foundation beam and isolated pad and pier foundations along the 40 ft west side of the building near the existing porch was repaired inadequately and in need of replacement (See photos 1 & 2). The porch in this area was rotted and in generally poor condition (See photos 4 & 5). The first floor framing consisted of 2x10 joists at 19" o.c. and were in generally good condition (See photo 3). Although the siding of the building was rotted in some areas and gaps between the trim work was observed most of the siding appeared salvageable if repaired and sealed properly (See photos 8&9). Roof framing on the western portion of the roof consisted of 2x6 rafters at 16" on center w/ 2x6 ceiling joists at 32" on center and 3x6 kicker braces at 64" o.c. (See photos 17 through 21)

CONCLUSIONS AND RECCOMENDATIONS

Based on our site observations, the contents of this report, preliminary analysis, and my past experience, it is our opinion that although The Rectory building is salvageable the cost of the needed repairs may become costly and should be evaluated further.

We recommend the following minimum repairs be completed at this time:

- Two soil penetration borings must be performed, by an independent soil testing company along the west wall to determine the subsurface soil conditions and means to densify the existing loose sandy soils.
- The 2nd floor wall framing along the north and west sides should be completely replaced.
- The cracks and hole in the brick chimney should be sealed with epoxy.
- The siding should be repaired and replaced where rotted. The siding should be sealed properly to prevent any further water intrusion.
- After demolishing and removing the porch and it's cover, the foundation beam along the 40 ft west side of the building should be replaced with a solid beam supported on isolated pad and pier foundations at a maximum 6 ft on center. The pads should be 2'6" x 2'6" x 10" w/ (3) #5 bars each way. We also recommend the porch in this area be replaced during the repair of the foundation beam. The existing leaning brick piers and temporary shoring should also be removed as part of this repair. Proper drainage should be provided in this area to prevent any future settlement caused by the consolidation of saturated soils.
- The front porch above the front door should be replaced and connected properly to the existing structure.
- Replace siding over APA approved wall sheathing, waterproofing membrane and siding or use Zip system wall sheathing panels.

EDUCATIONAL BUIDING OBSERVATIONS & DISCUSSIONS

Photographs of the educational buildings were taken during the site inspection. Copies of some of these photographs are attached under attached Exhibit "I".

The educational buildings were built around 1965 and are in good condition. A detailed set of drawings for the building was found (See reduced size copy in attached Exhibit "A"). The building is constructed of CMU "Concrete Masonry Unit" exterior bearing walls with the roof framing consisting of a steel I beams and 4x6 double tongue and groove roof decking. The roof had been replaced 6 to 8 years ago and no leaks have been reported since. No deficiencies were noted in the structure with the exception of issues with the electrical wiring as noted by Mr. Phinney.

CONCLUSIONS AND RECCOMENDATIONS

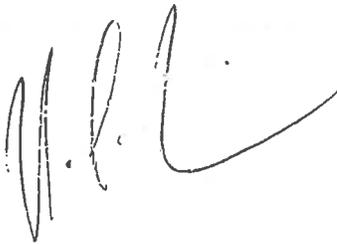
Based on our site observations, the contents of this report, preliminary analysis, and my past experience, it is our opinion that the educational buildings are in good condition and no structural repairs are needed at this time. We recommend the electrical deficiencies as noted by Mr. Phinney should be repaired per applicable codes and standards.

OVERALL SUMMARY

With the exception of the Rectory building, the buildings on the St. Marks property are in generally good condition for their age and are in a salvageable state. Undoubtedly, none of these structures would meet current building code requirements for hurricane wind loading, but with the recommended repairs would likely service adequately for the anticipated superimposed gravity loads. The repairs recommended in this report are minimum measures that should be taken to address the issues observed during our site visit. The repair recommendations included in this report are preliminary recommendations only; if these repairs will be completed we should be consulted further for more detailed construction specifications.

If you have any questions or comments, or if we can be of further assistance, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'N. G. Zebouni', with a long horizontal flourish extending to the right.

Nadeem G. Zebouni, P.E.
Operating Manager

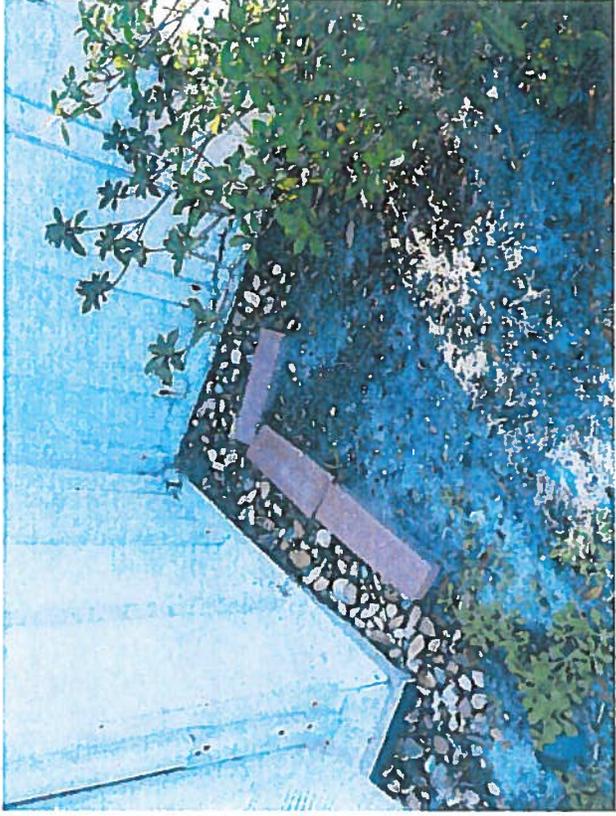
NGZ.jpg
Attachments

cc: File

EXHIBIT "E"
PHOTOS OF CHURCH BUILDING



CHURCH – PHOTO 1



CHURCH – PHOTO 2



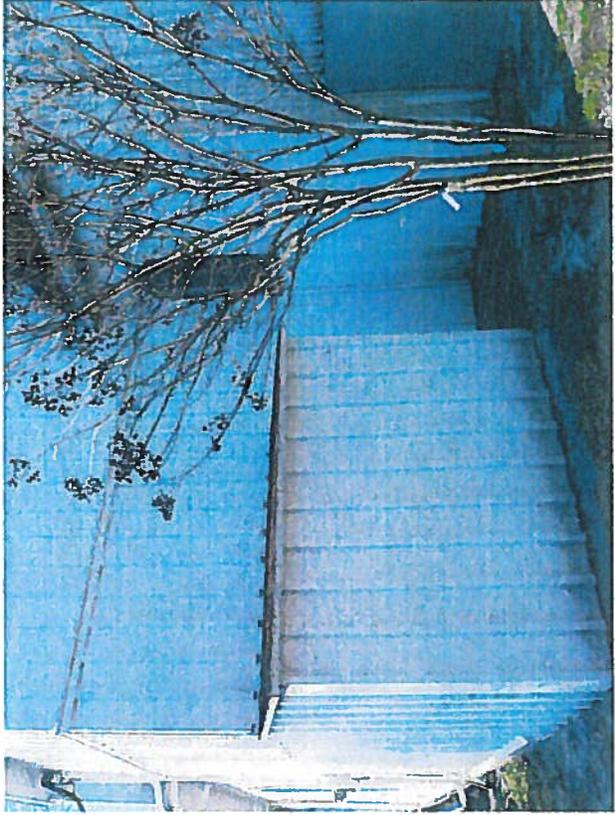
CHURCH – PHOTO 3



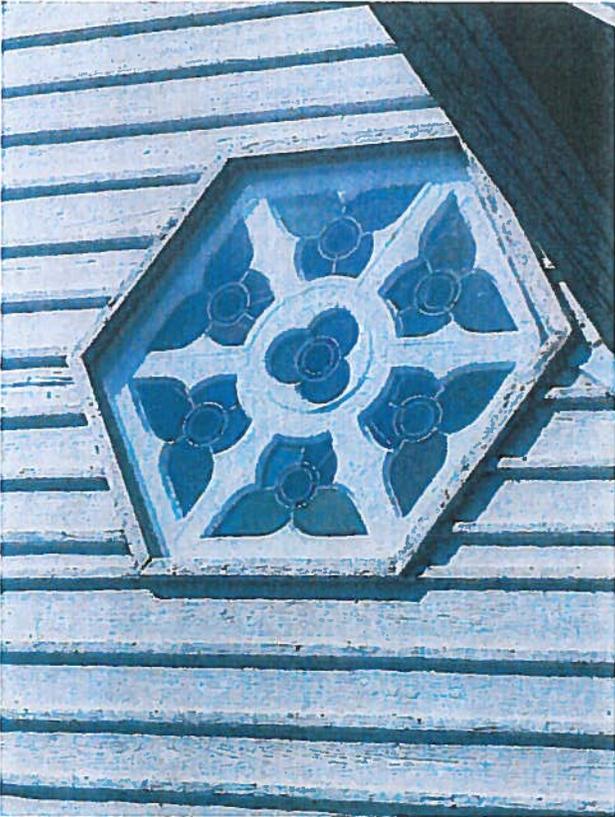
CHURCH – PHOTO 4



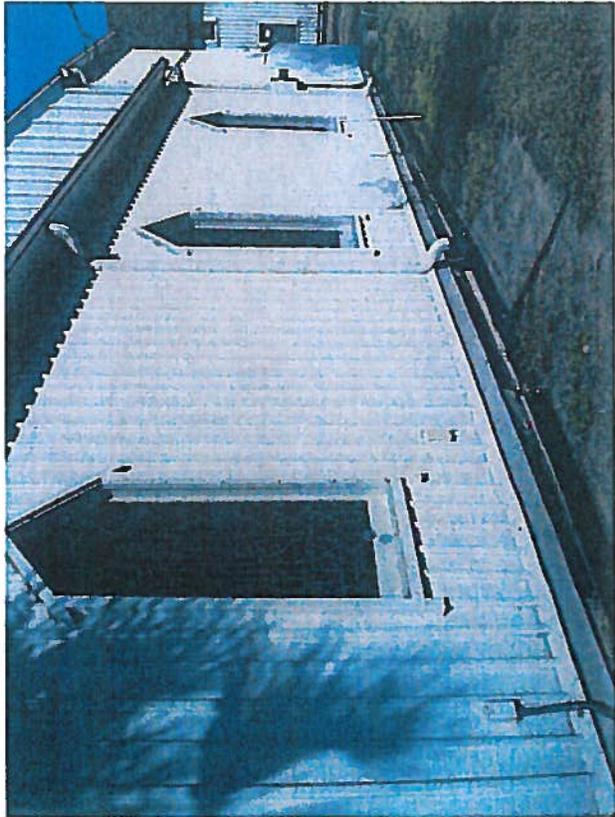
CHURCH – PHOTO 6



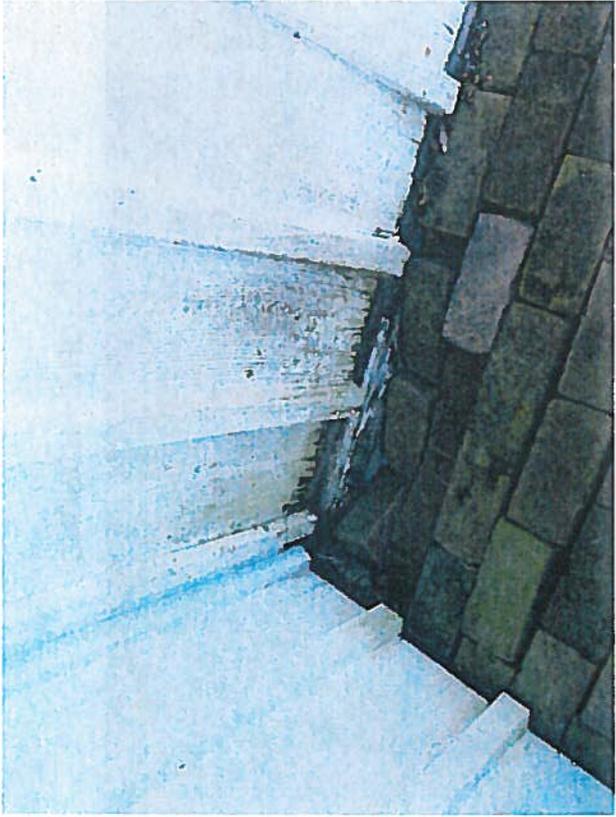
CHURCH – PHOTO 8



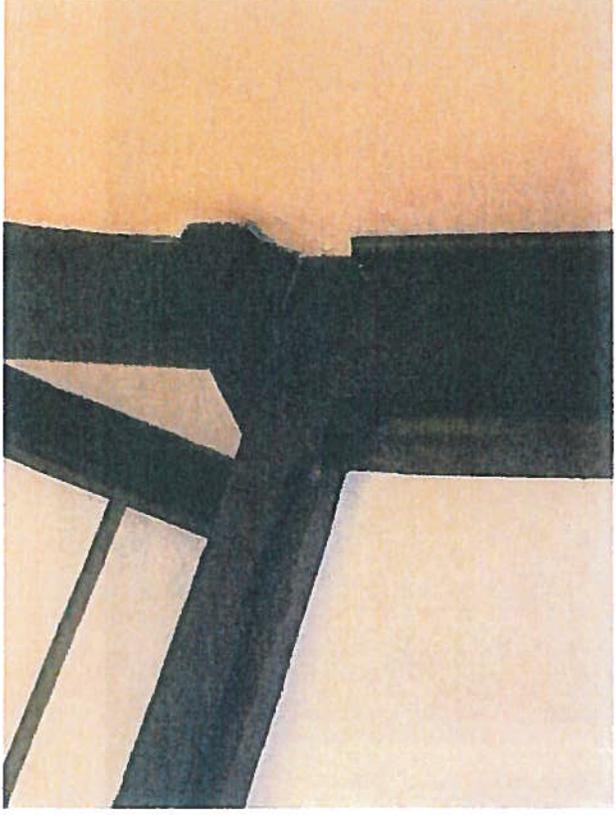
CHURCH – PHOTO 5



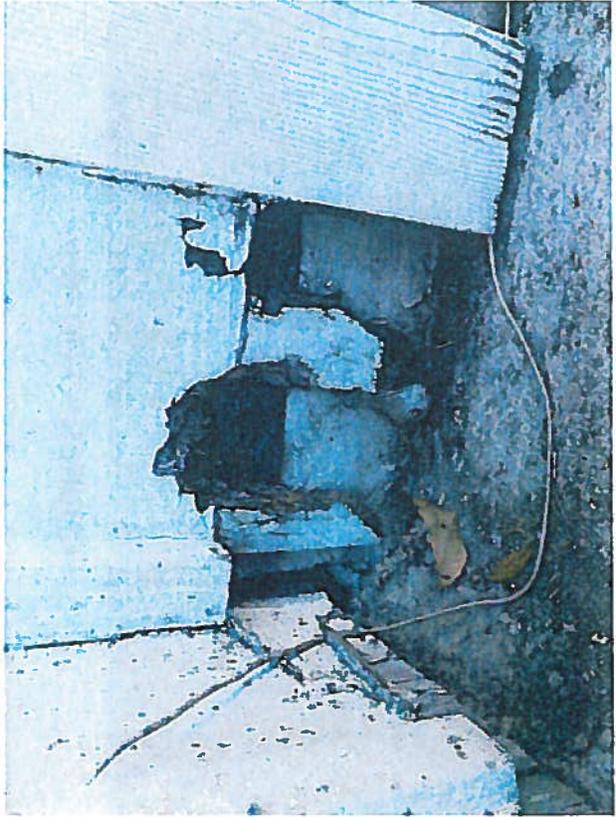
CHURCH – PHOTO 7



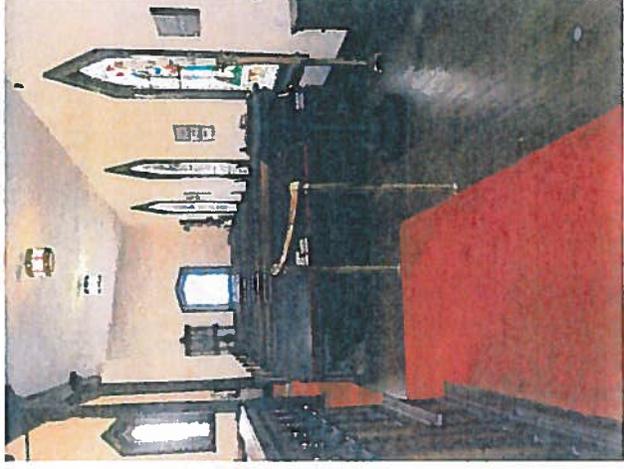
CHURCH – PHOTO 9



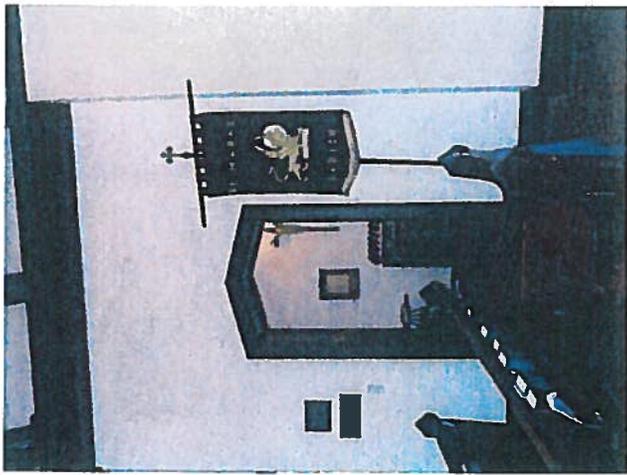
CHURCH – PHOTO 10



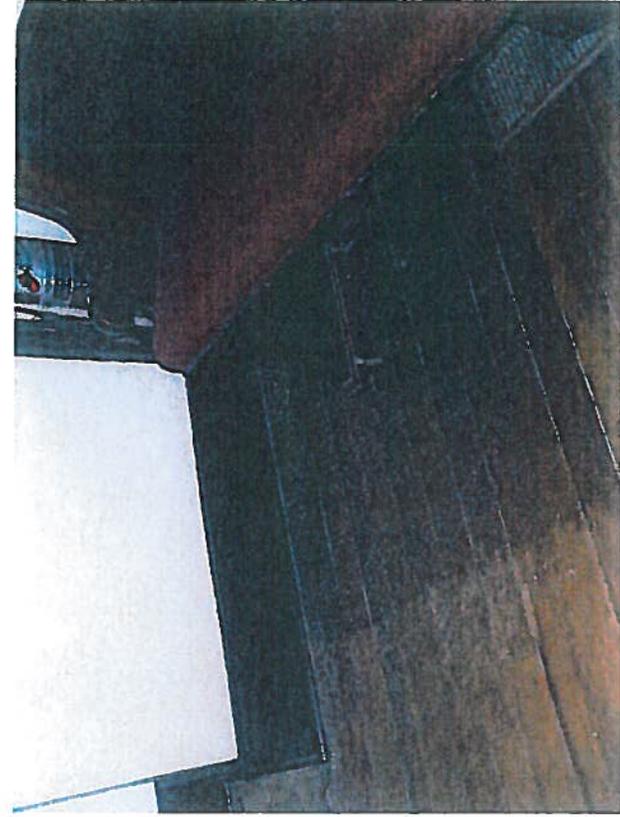
CHURCH – PHOTO 11



CHURCH – PHOTO 12



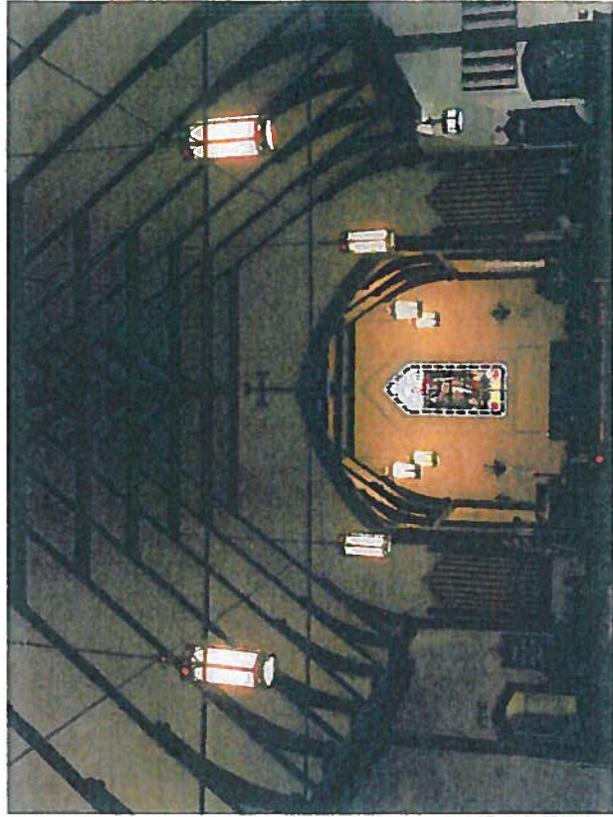
CHURCH – PHOTO 13



CHURCH – PHOTO 14



CHURCH – PHOTO 15



CHURCH – PHOTO 16



CHURCH – PHOTO 18

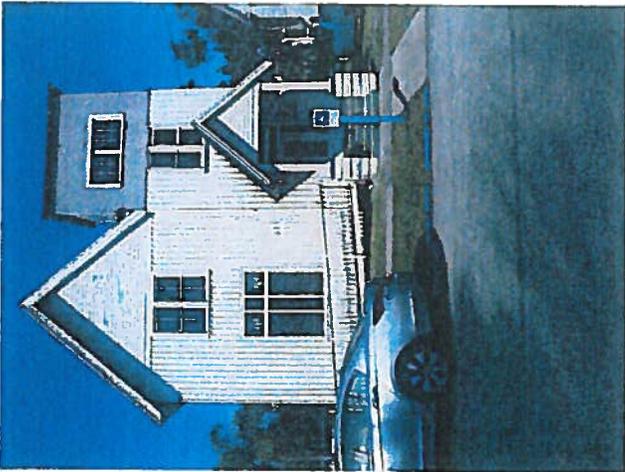


CHURCH – PHOTO 17

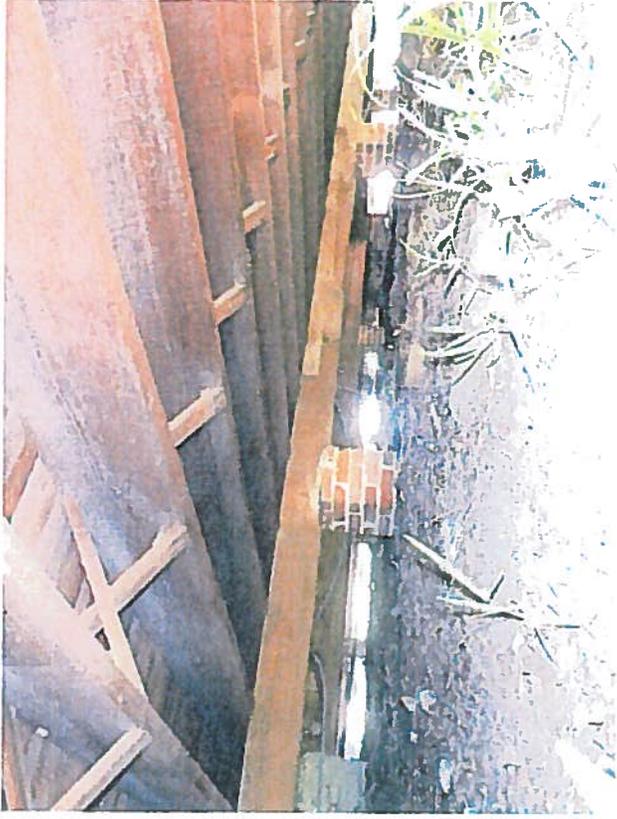


CHURCH – PHOTO 19

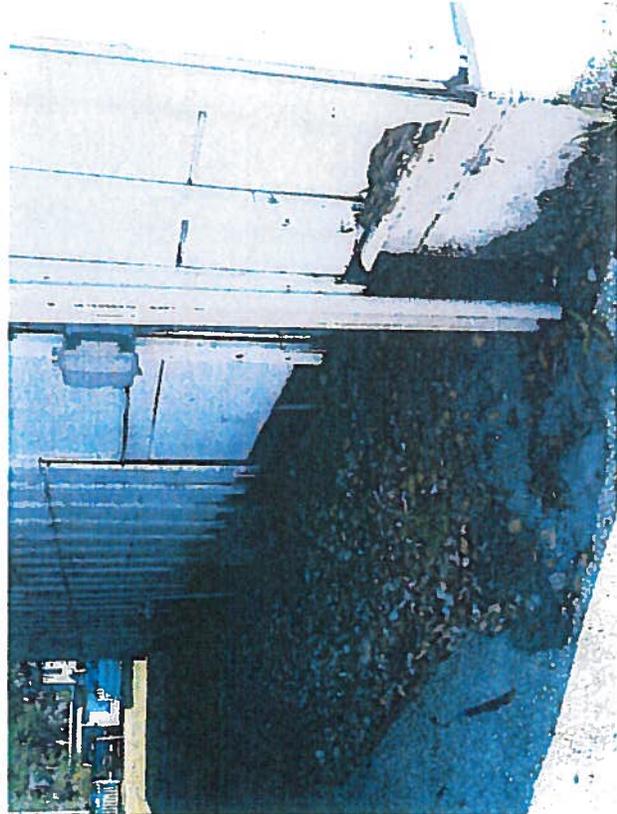
EXHIBIT "F"
PHOTOS OF PARISH HALL BUILDING



PARISH HALL – PHOTO 1



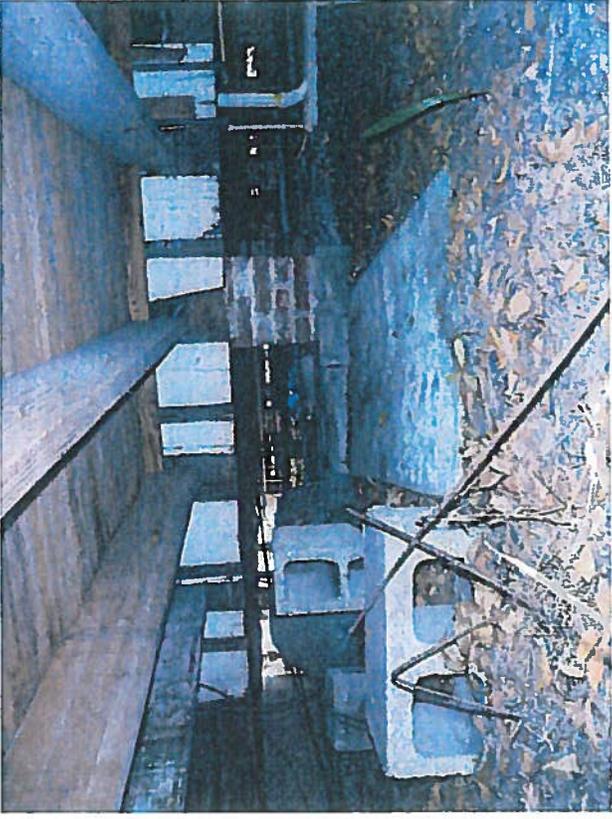
PARISH HALL – PHOTO 2



PARISH HALL – PHOTO 3



PARISH HALL – PHOTO 4



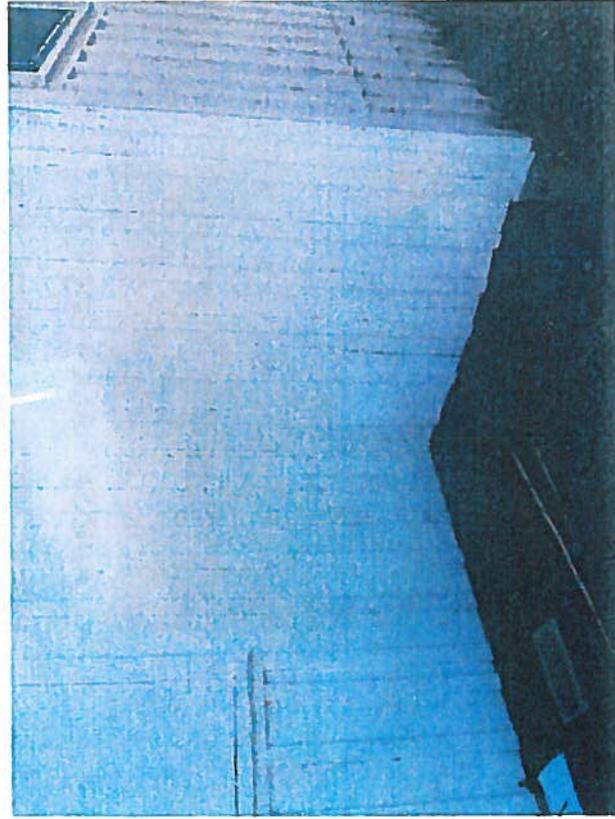
PARISH HALL – PHOTO 6



PARISH HALL – PHOTO 8



PARISH HALL – PHOTO 5



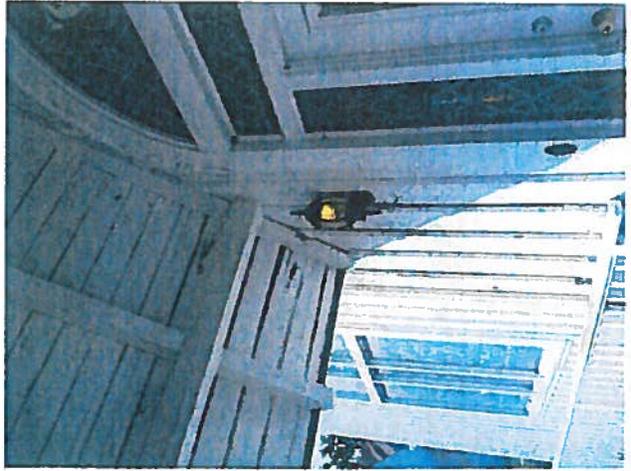
PARISH HALL – PHOTO 7



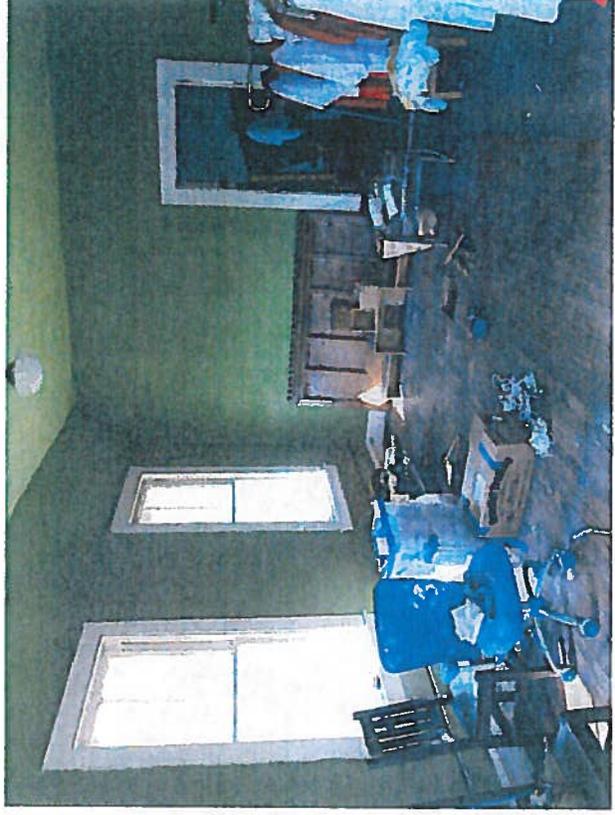
PARISH HALL - PHOTO 9



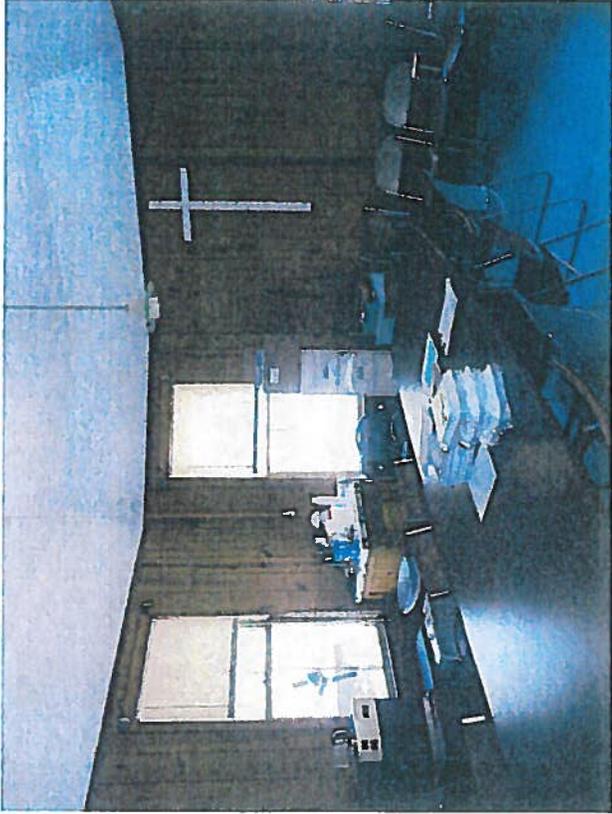
PARISH HALL - PHOTO 10



PARISH HALL - PHOTO 11



PARISH HALL - PHOTO 12



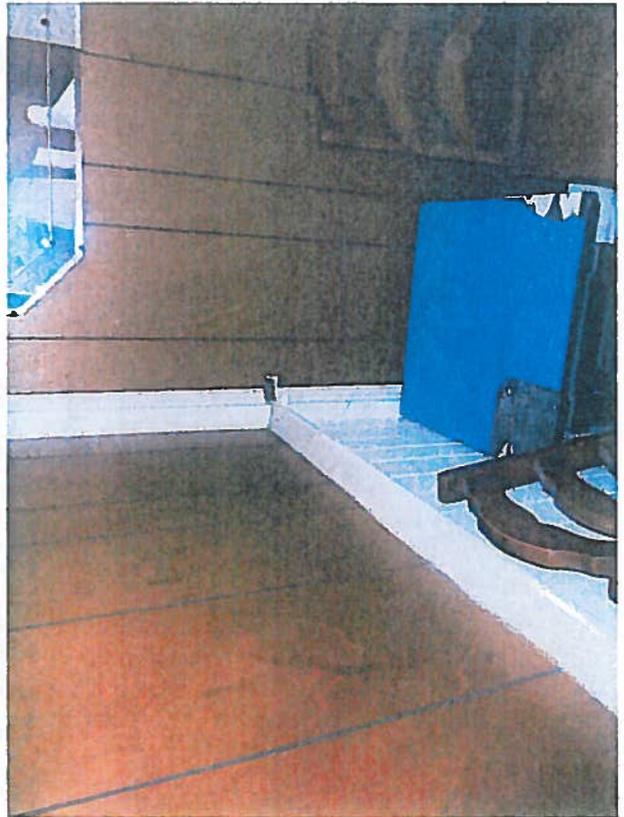
PARISH HALL -- PHOTO 14



PARISH HALL -- PHOTO 16



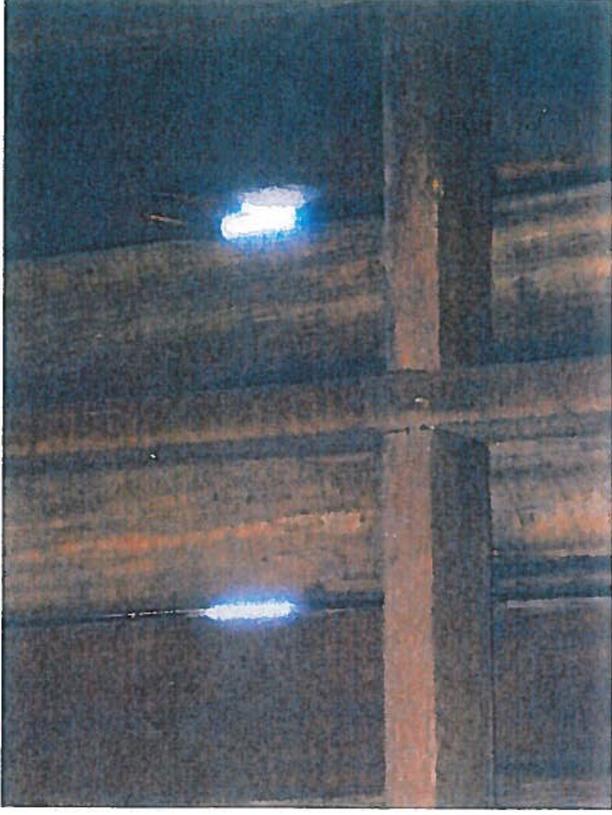
PARISH HALL -- PHOTO 13



PARISH HALL -- PHOTO 15



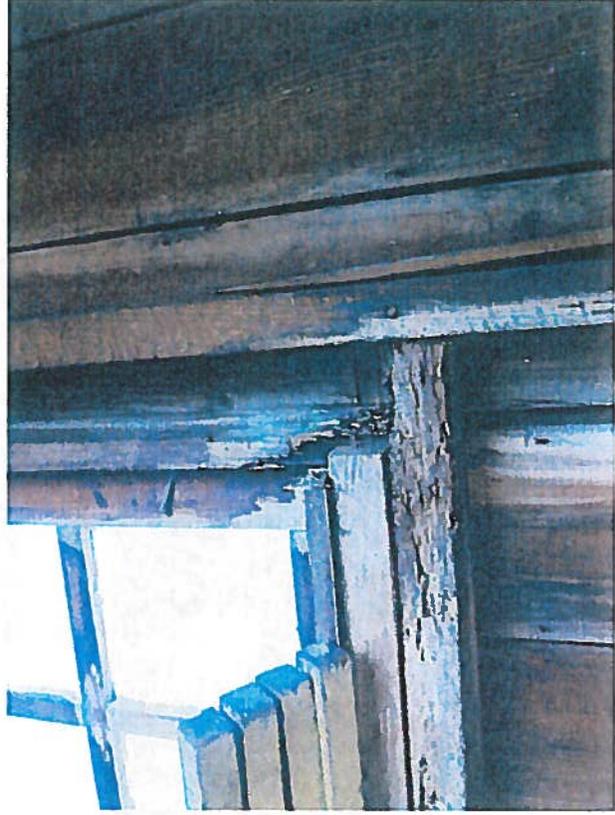
PARISH HALL – PHOTO 17



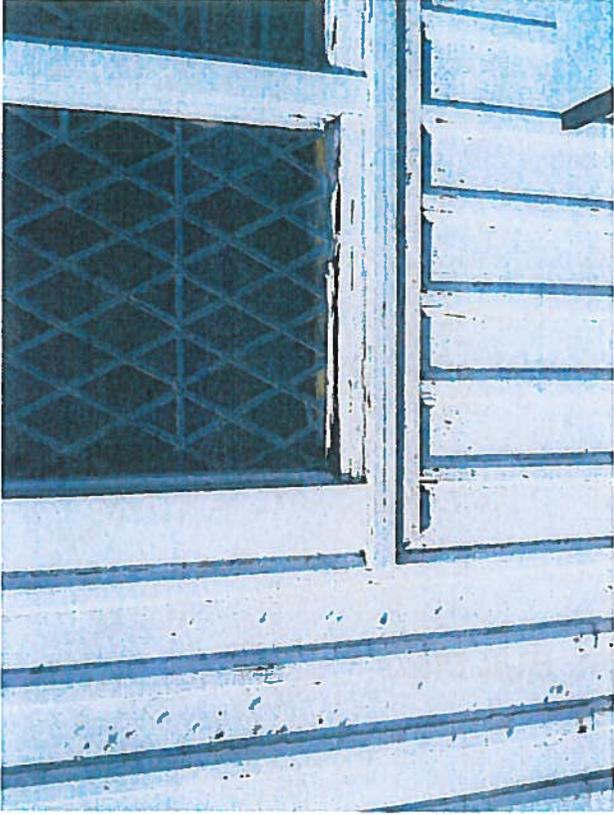
PARISH HALL – PHOTO 18



PARISH HALL – PHOTO 19



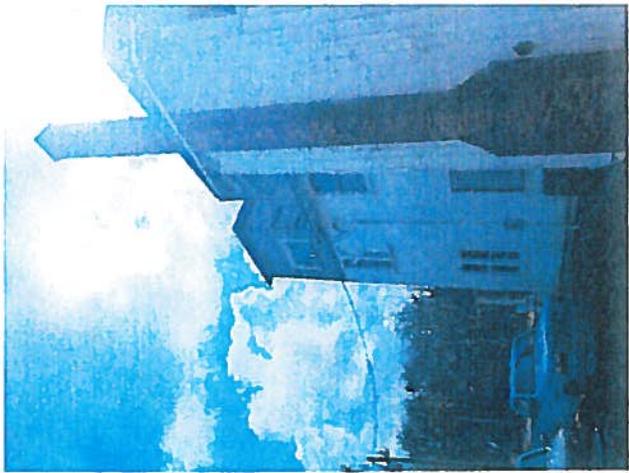
PARISH HALL – PHOTO 20



PARISH HALL – PHOTO 22

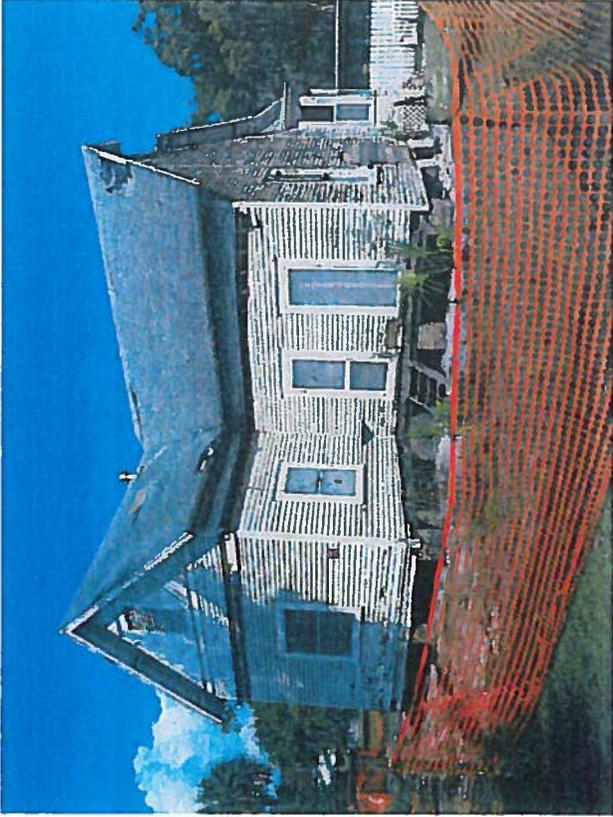


PARISH HALL – PHOTO 21



PARISH HALL – PHOTO 23

EXHIBIT "G"
PHOTOS OF WHITE HOUSE BUILDING



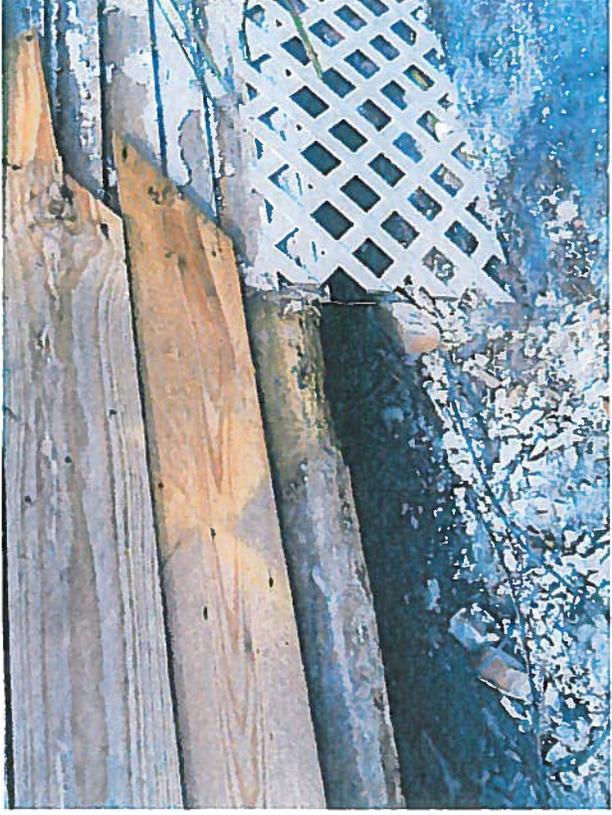
WHITE HOUSE -- PHOTO 1



WHITE HOUSE -- PHOTO 2



WHITE HOUSE -- PHOTO 3



WHITE HOUSE -- PHOTO 4



WHITE HOUSE -- PHOTO 6



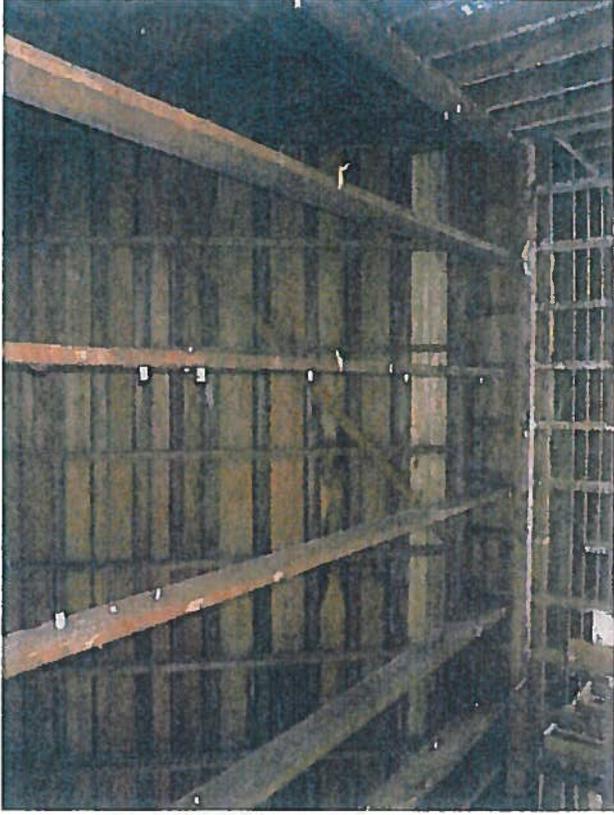
WHITE HOUSE -- PHOTO 8



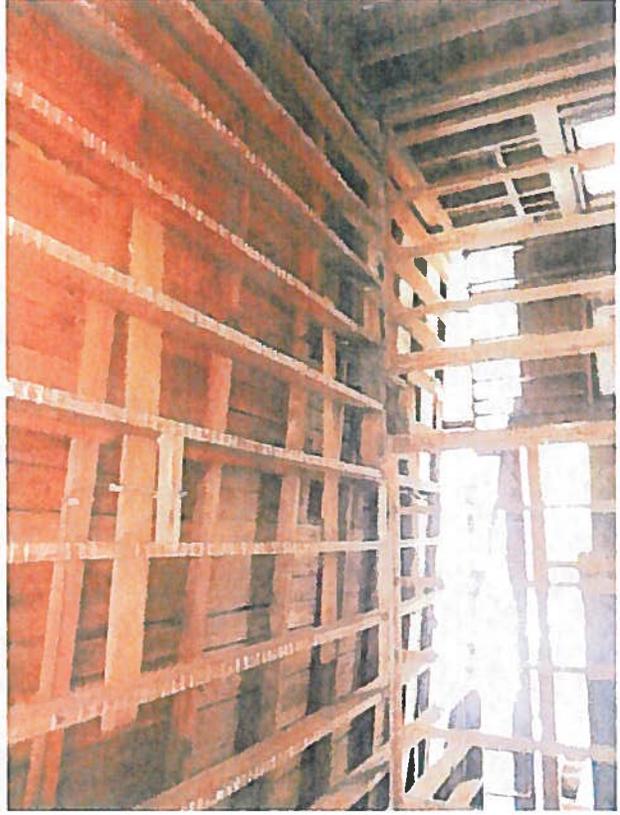
WHITE HOUSE -- PHOTO 5



WHITE HOUSE -- PHOTO 7



WHITE HOUSE – PHOTO 10



WHITE HOUSE – PHOTO 12



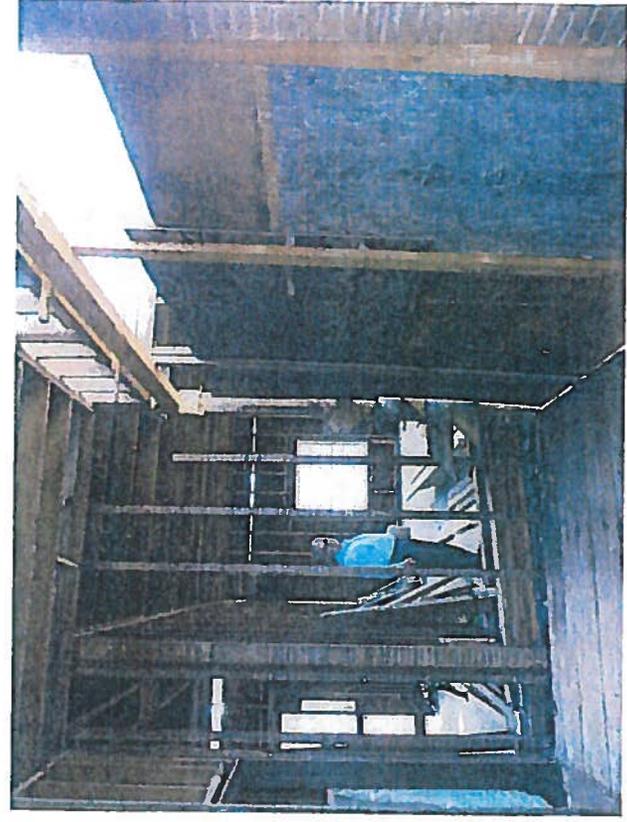
WHITE HOUSE – PHOTO 9



WHITE HOUSE – PHOTO 11



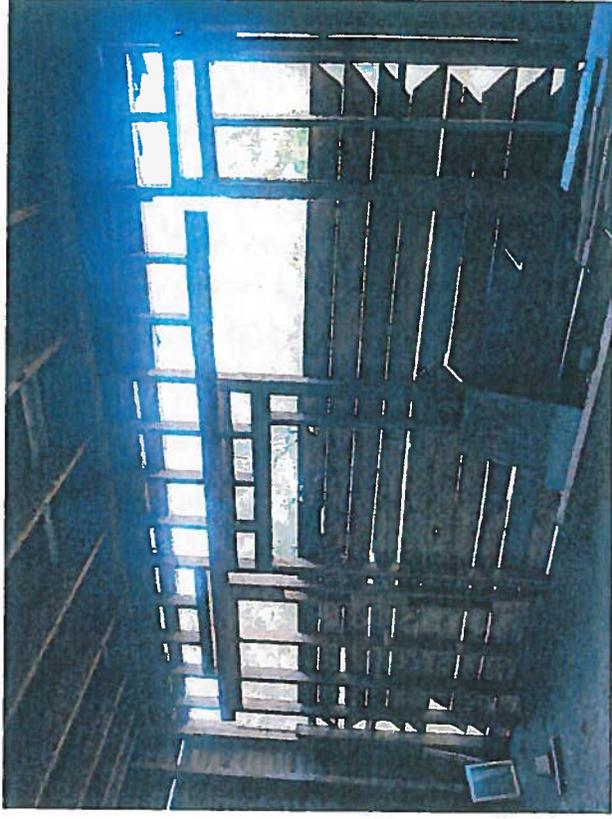
WHITE HOUSE – PHOTO 13



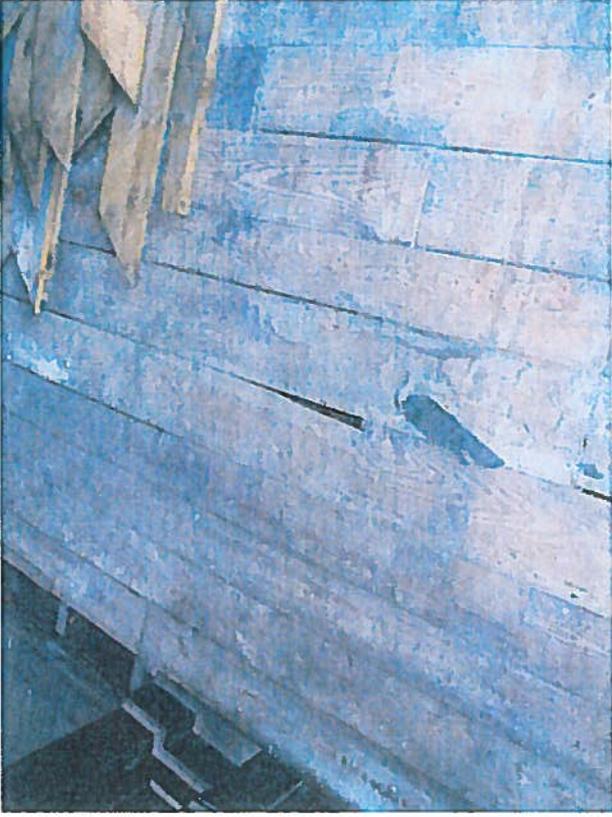
WHITE HOUSE – PHOTO 14



WHITE HOUSE – PHOTO 15



WHITE HOUSE – PHOTO 16



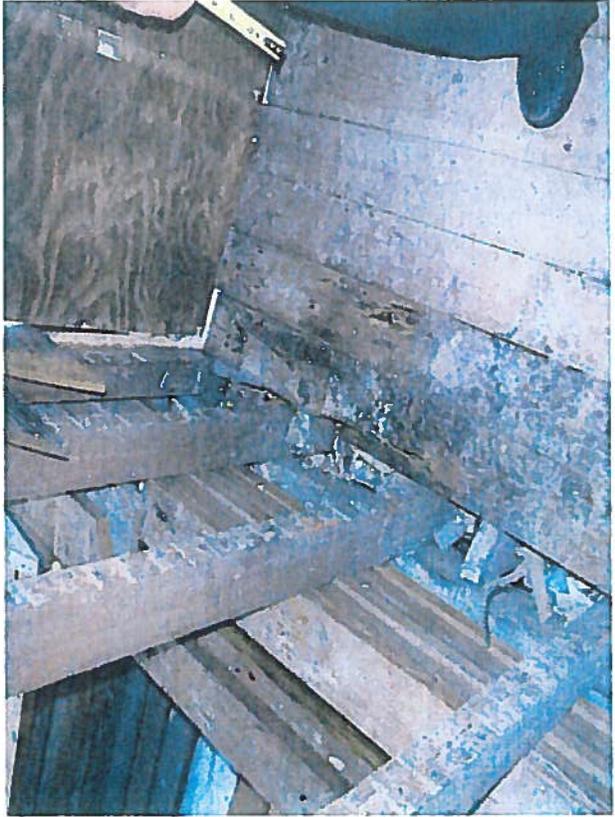
WHITE HOUSE -- PHOTO 18



WHITE HOUSE -- PHOTO 20



WHITE HOUSE -- PHOTO 17

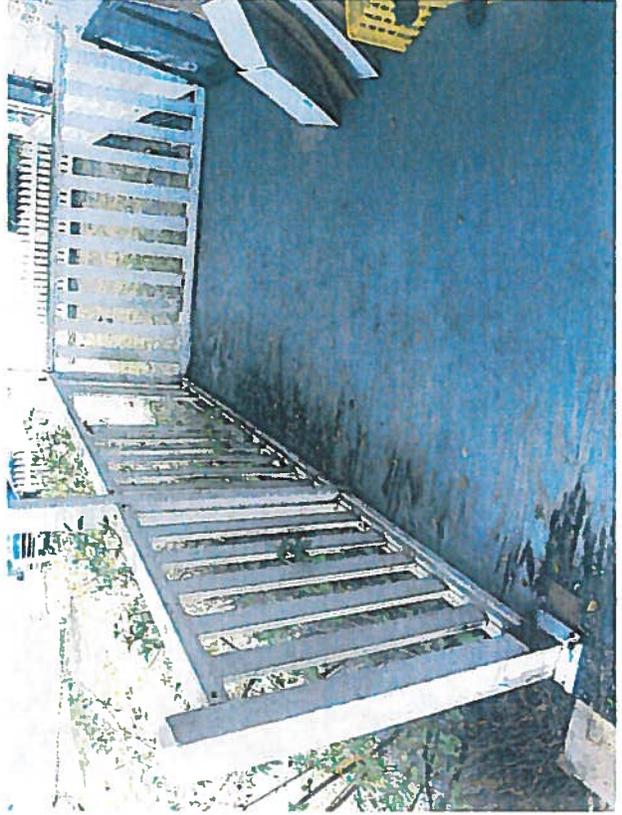


WHITE HOUSE -- PHOTO 19

EXHIBIT "H"
PHOTOS OF RECTORY BUILDING



RECTORY - PHOTO 2



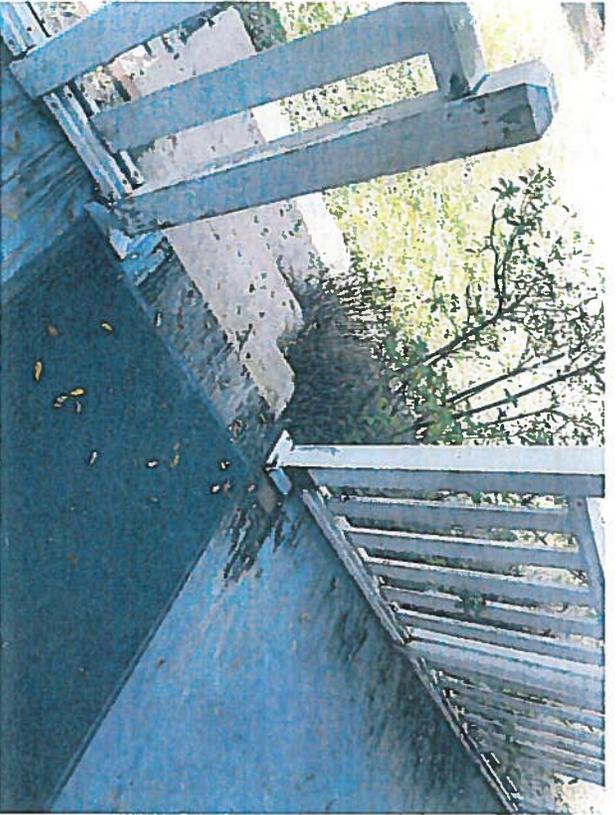
RECTORY - PHOTO 4



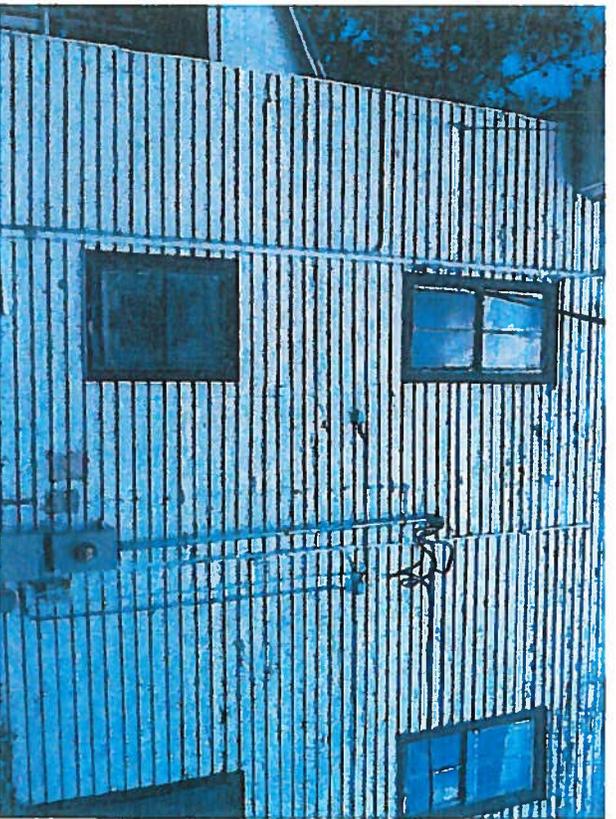
RECTORY - PHOTO 1



RECTORY - PHOTO 3



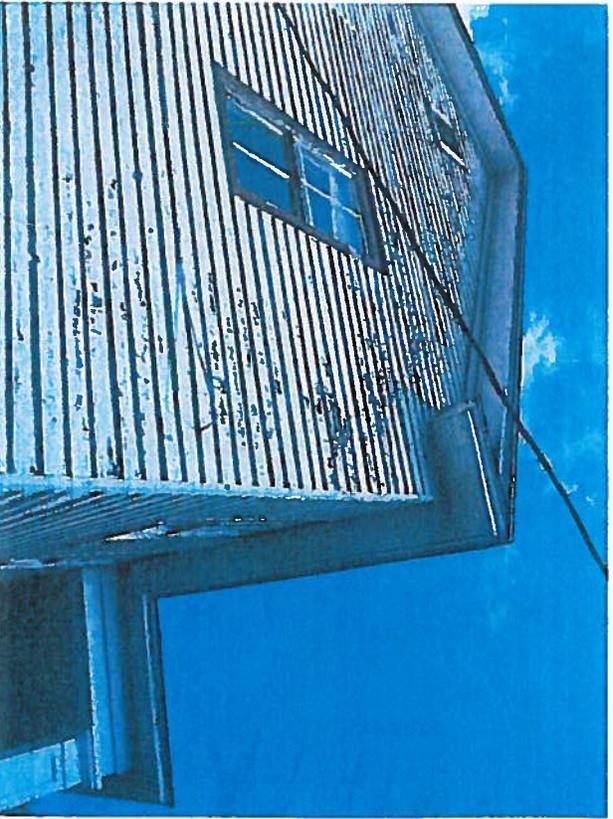
RECTORY - PHOTO 5



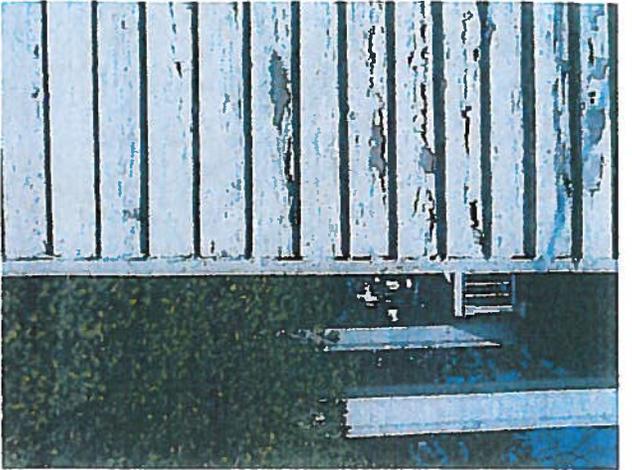
RECTORY - PHOTO 6



RECTORY - PHOTO 7



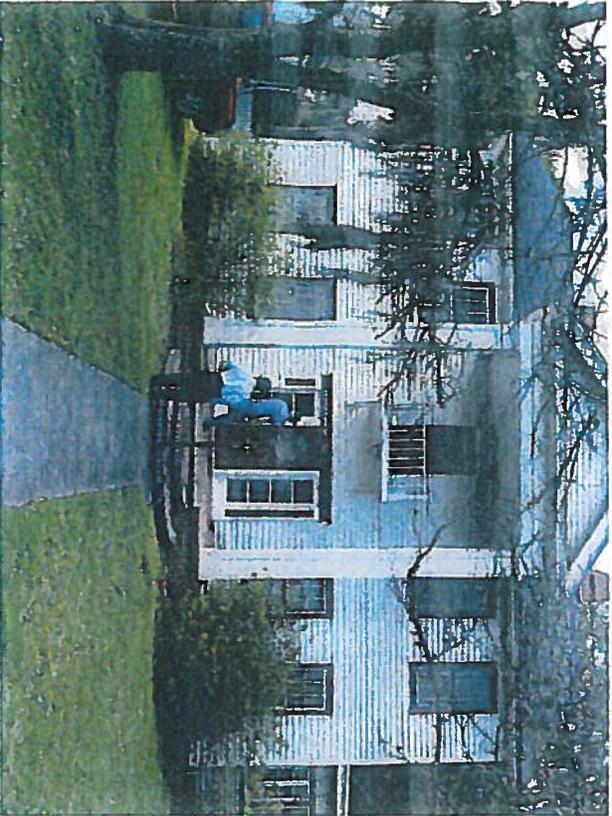
RECTORY - PHOTO 8



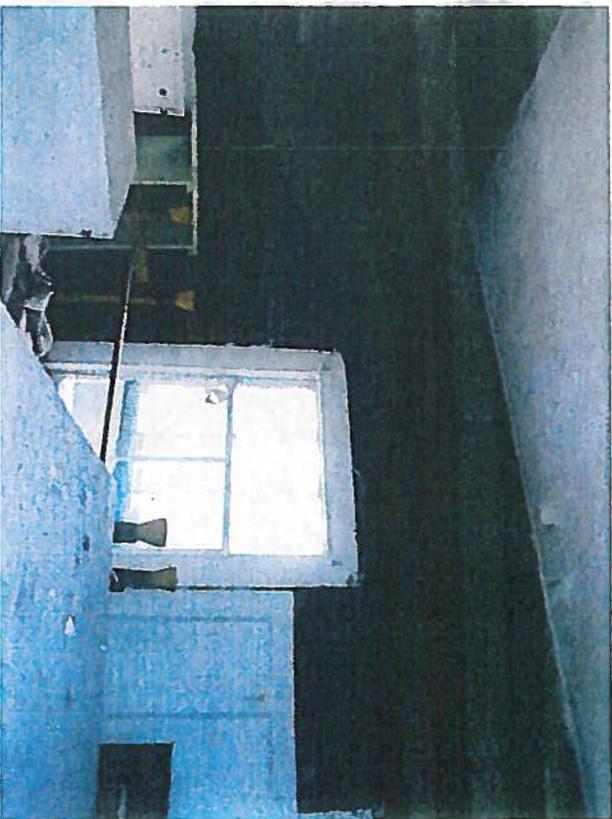
RECTORY - PHOTO 9



RECTORY - PHOTO 10



RECTORY - PHOTO 11



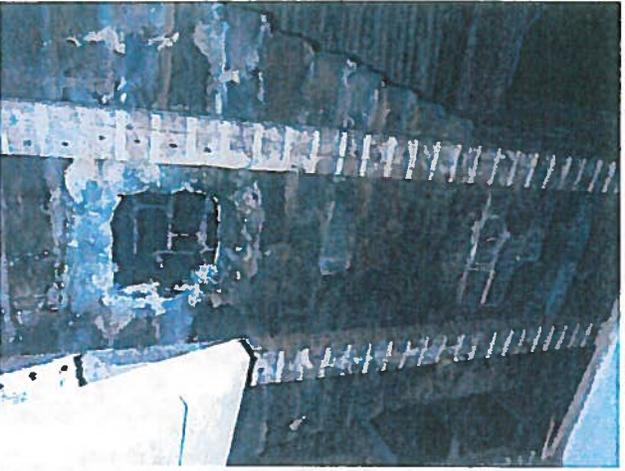
RECTORY - PHOTO 12



RECTORY - PHOTO 13



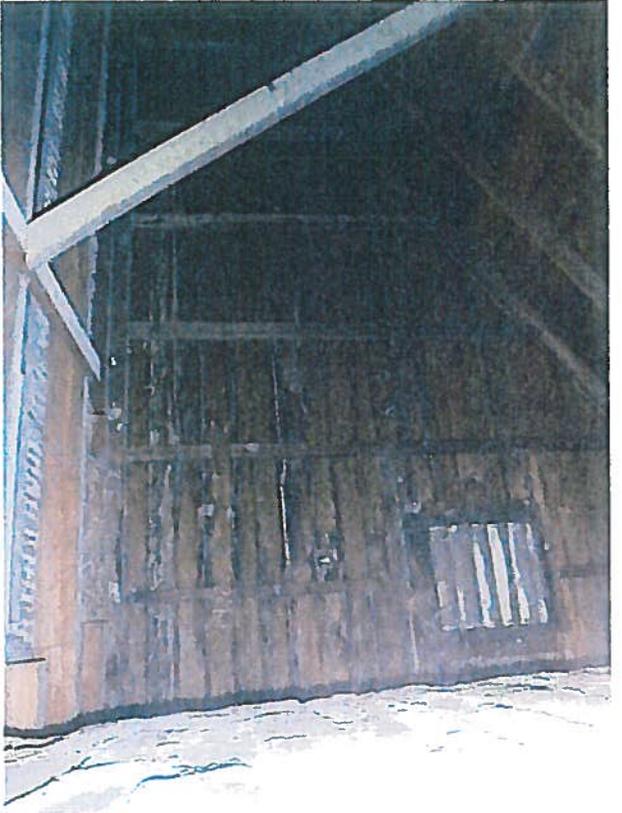
RECTORY - PHOTO 14



RECTORY - PHOTO 15



RECTORY - PHOTO 16



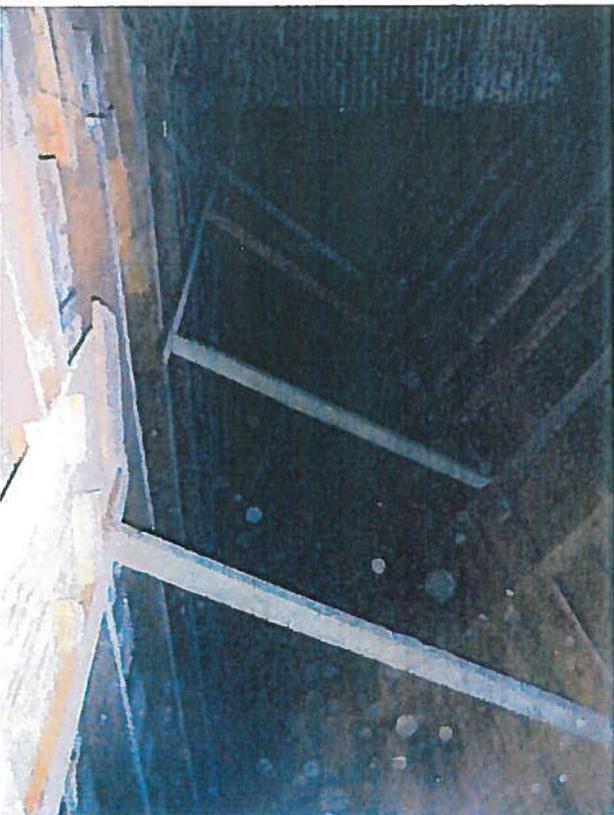
RECTORY - PHOTO 17



RECTORY - PHOTO 18



RECTORY - PHOTO 19



RECTORY - PHOTO 20



RECTORY - PHOTO 21



RECTORY - PHOTO 22