

HISTORIC PRESERVATION BOARD CITY OF PALATKA

Minutes for the February 7, 2013 Meeting

The Historic Preservation Board meeting was called to order by Chair Robbie Correa at 4:00 pm. Other members present included Lynda Little Crabill, Robert Goodwin, Elizabeth vanRensburg, Gary Graffweg, Laura Schoenberger and Gilbert Evans Jr. came in late. The following member was absent: Larry Beaton.

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

Motion made by Mr. Graffweg to approve the December 6, 2012 minutes. Seconded by Ms. vanRensburg. All those present voted affirmative, motion passed.

Appeals Procedure read by Ms. Correa.

NEW BUSINESS-

Case: HB 12-63
Address: 208 Main St; 310 N 2nd St. and 312 N 2nd St.
Parcel Number: 42-10-27-6850-0090-0020
Applicant: The Episcopal Church in The Diocese of Florida Inc. C/O St Mark's Episcopal
Request: Demolish structures

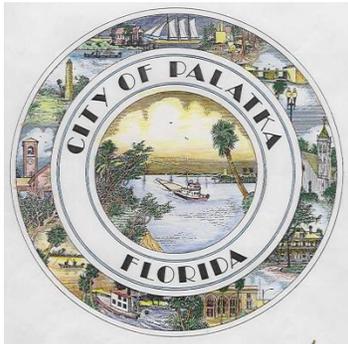
Mr. Crowe told the board the Episcopal Church requested to table this application until the June meeting giving them time to work with the North Historic Neighborhood Association trying to save the buildings he recommended the board to allow them that time.

Ms. Correa read a letter from the Putnam County Historical Society which said at their last meeting they voted to work with the church in saving the buildings that were to be demolished in order to preserve the city's history.

Mr. Crowe recommended the board should hear public comments concerning this case.

Christy Sanford, 312 Dodge St., asked if the CRA could consider an application for the urgent items that needed repair. She said the church has applied in the past for historic preservation grants from the state but between the city and the historical society's help, the process could be lightened and be more meaningful. She also said in the past when the church requested to have other buildings demolished it was for the purpose of parking, but after those homes burned down they still has not moved forward with adding those parking spaces. She was curious to their ration this this time.

Coenraad vanRensburg, 310 N 3rd St. spoke for the record, the North Side Neighborhood Society also had a meeting and they unanimously voted to oppose the demolition of the buildings in question.



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Ms. Crabill said as a child she grew up across the street from the church. She's now part of the Putnam County Historical Society and thinks there should be a way to find some money to piece by piece the repairs. She said that when the church purchased the James house they said it was their intentions to renovate it for their use, now she is concerned about their decision to remove all three buildings. If they demolish them the city will lose more history.

Mr. Crowe advised the board members to be cautious when making their public statements and opinions about the outcome of this case prior to all the information being in front of them. He suggested they do the same after the meeting.

Ms. vanRensburg questioned if the North Historic District designation could be affected by the loss of those buildings and asked if staff could look into it and report their findings back to the board for preparation of the June meeting.

Mr. Crowe said he would do that.

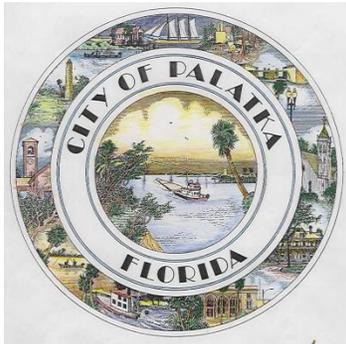
James Douglass, 223 Madison St. said the church is running a charter type school in the brick building and they are also feeding the homeless there. He said he remembered they went to the board with detailed information and at that time the board laid out guidelines on how many years they could run it, how much traffic would be flowing through the neighborhood and asked if anything similar happened recently for the current school and homeless kitchen.

Mr. Crowe said it has been brought to staffs attention. He said there are no records reflecting any approvals for either of them. He said basically the school and feeding the homeless is working illegally regarding to the zoning code. The church has been asked to provide documentation of any approvals, but still have not received them to date. If they do not provide the records they will be required to go in front of the Planning Board for a conditional use in order to conduct a school at that location, which requires a public meeting. He said pertaining to feeding the homeless it too would be considered an illegal use and staff will be looking into it.

Joslyn Douglass, 223 Madison St. said she is a member of the Episcopal Church. She said the school and feeding of the homeless has no connection with the church, she was not sure if they were paying rent or if they are there for free, but reiterated that both have no connection to the church.

Andrew Bedell, 420 Olive St. said he was against the church demolishing the buildings. He said it is important for the community to keep those historical buildings.

Motion- made by Ms. Crabill to postpone Case: HB 12-63 until the June 6, 2013 meeting. Seconded made by Mr. Graffweg. All those present voted affirmative. Motion passed.



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Case HB 13-06
Address: 420 Olive St.
Parcel Number: 42-10-27-6850-0200-0014
Applicant: Xiuqiong “Kelly” Huang
Request: Add a wooden storage shed, add wooden privacy fencing to rear of property, re-roof with like material and color, Replace front metal screen/solid combo door with a wooden combo door, add drip edging and crown molding around entire roof line, enclose and add wooden windows and door to the back porch.

Mr. Crowe stated there was some discrepancy with how the request was described on the agenda, but thought it was close enough. He said it was for a storage shed in the rear yard, reroofing, drip edge around the roof, replacing the privacy fence on the side and rear, replacement of the front door and front screen door and also he thought the agenda said replacement of back door and basically closing in the back porch, replacing the screen type material with windows that is what he described as the elements for the application. He said the applicant’s wish is to respect the integrity of the historic value of the building, he believed the chosen replacement doors are appropriate with the period and recommended the applicant use either door number one or door number two shown in the staff report.

Ms. vanRensburg, asked since there was a lot of items on his list what time frame; she wondered what order was he going to do them in and when.

Andrew Bedell, 420 Olive St. representing his wife Xiuqiong Huang, said he plans to start with the shed and enclosure of the back porch. The front door and front screen door he plans to start a couple of years later but, could be sometime this year.

Ms. Correa said that a COA does not expire and that it stays with the home.

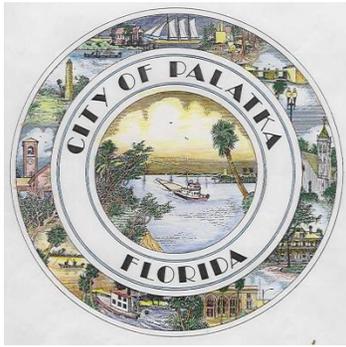
Ms. vanRensburg said her main question was pertaining to the roof.

Mr. Bedell said that he will apply for funding through the TIF/HIP program to replace the roof.

Ms. vanRensburg, told him he needed to get his application in quickly because it will take a while to process.

Motion- made by Ms. vanRensburg to approve the request for a new storage shed, new roof, replacement of privacy fencing, replacement of front door and front screen door, replacement of back porch door and replacement of back porch screened opening with windows. Seconded made by Mr. Evans Jr.

Question- made by Mr. Crowe to clarify in the motion what selection of doors they recommended.



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Ms. vanRensburg said approval of the staff's recommendation across the board.

Ms. Correa asked to clarify which door.

Motion Amended- Ms. vanRensburg said either door number one or door number two. All those present voted affirmative. Motion passed.

Case: 13-07
Address: 623 Laurel St.
Parcel Number: 42-10-27-6850-0400-0010
Applicant: Burden Lonnie + Bonita
Request: to add a wooden storage shed

Mr. Crowe said the applicant's property was peculiar; the building was built on the property line which left the applicant with no extra ground space. But with the help of the neighboring property owner they gave her a letter of consent allowing her to place the wooden storage shed in the rear of her building in order for her to have the storage room she needed. He also said the storage building will have a small porch on the front for sitting in shade. He reminded the board that the building in question was constructed in 1947 and is to be considered a non-conforming structure to the district. He said in the past the board has been more lenient regarding fences because of security and privacy instances. The shed will be placed on the Kirkland St. side and will be screened behind a deteriorating privacy fence and chain link gate type fence which is required to be replaced per the code for minimum maintenance. Staff recommended approval of the shed and replacement of fencing.

Bonita Burden, 623 Lauren St., said she is limited to space and would like to have a wooden shed placed behind the fence area. She said it will look good and help her out if allowed to have it placed there.

Ms. Correa asked if the chain link fence will be going away.

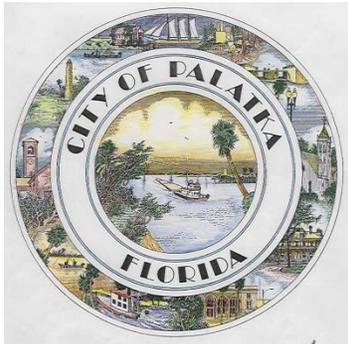
Ms. Burden said that is a gate and it will be taken down in order to have the shed placed back there.

Ms. Correa asked if when the chain link fence is removed will it be allowed to be put back up.

Mr. Crowe replied the board had the prerogative to have a wooden gate put up once the chain link gate was removed.

Ms. Correa asked if the applicant resided at that location.

Ms. Burden replied yes she does.



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Ms. Correa said she was eligible for the home improvement grant.

Ms. Burden said she needed help because her husband just had surgery.

Ms. Correa said she would talk to her later, but wanted her to know there was funding available to her in case she would be required to replace the wooden fence.

Ms. vanRensburg asked staff if there were any responses.

Mr. Crowe replied that letters were mailed to the neighbors up to 150' radius and there were no responses. He also said the board could make a motion to include replacement of fence and what type of replacement fence.

Motion- made by Ms. vanRensburg to approve the wooden storage shed, with the recommendation that the chain link gate go away and with the recommendation that if the entire fence came down a more suitable historic type fence will be put up in its place.

Question-made by Ms. Crabill if a more suitable fence were replaced then it would not hide the shed.

Ms. Correa replied this property is visible from both streets.

Mr. Crowe reminded the board when the Rotary park came to them they approved a picket/ privacy fence with a one inch gap so there is an allowable way to do it.

Ms. Burden said she can put up a wood gate and it will look nicer.

Motion Continued- Seconded by Mr. Graffweg.

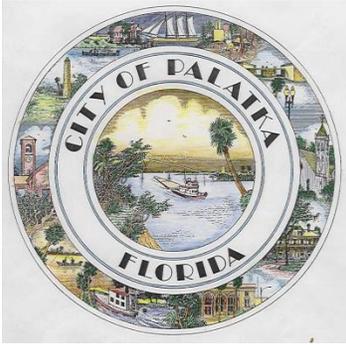
Discussion- Made by Mr. Evans Jr. he asked if the applicant will be required to add the wooden gate or was it an option.

Ms. Correa said it would be a requirement.

Mr. Evans asked the applicant if she understood that when the fence is removed it will be required to be replaced.

Ms. Burden replied yes, but, she will need a little time to get it done.

Motion Continued- All those present voted affirmative. Motion passed.



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Other Business- Mr. Crowe told the board that on February 14th the Certified Local Government application is on the agenda for adoption for the resolution and signing then it will go back to Tallahassee.

Ms. Correa also wanted to mention there is a CLG training class being held in Saint Augustine.

Mr. Crowe said he would send out the date for that class to the board members via email.

Meeting adjourned at 4:35pm