

**HISTORIC PRESERVATION BOARD  
CITY OF PALATKA  
Minutes for the March 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 and Larry Beaton. The following members were absent: Laura Schoenberger and Gilbert Evans Jr.

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

**Motion** made by Ms. vanRensburg to approve the February 7, 2013 minutes with minor name spelling changes. Ms. Crabill seconded the motion. All those present voted affirmative, motion passed.

**Appeals Procedure-** Ms. Correa read the appeals.

**NEW BUSINESS-**

**Case:** 13-01  
**Address:** 623 Oak St.  
**Parcel Number:** 42-10-27-6850-0390-0020  
**Applicant:** John Nicholas Alexander Jr.  
**Request:** Re-roof shingle with metal material

Mr. Crowe told the board this was an application to replace the existing composition shingle roof with silver colored Galvalum® metal material. He recommended approval of the request since the Florida Master Site File indicated it as a Frame Vernacular-style home and it would be in keeping with the district and time period.

Ms. Mccamey advised the board neither the applicant nor agent were present.

Nicholas Dupree, tenant of 623 Oak St. said the property owner had the roof repaired last year but it is still leaking and now it is causing other issues such as mold, mildew and rodents are also entering through the roof holes. He asked what type of material will be placed on the roof. He said he was concerned with the hurricane season coming soon and if tin was going to be used he was worried about it rusting or be strong enough or last long.

Mr. Crowe said it will be a 29 gauge Galvalume® material which has a long lasting lifetime and the City has inspectors that make sure that the roof is installed to the manufacturer's specifications and with that said it should last a long time.

Ms. Correa asked staff if there were any indications if the roof had metal material on it in the past.

Mr. Crowe said no.

Mr. Goodwin asked what the color will be.

Mr. Crowe said silver.

Mr. Dupree asked if staff knew when the roof will be replaced.

Ms. Mccamey said she was not aware of when the property owner will have the roof installed.

Ms. Correa said this is the first step, since the home is located in the historic district; they first have to have the approval and then once they have the approval the home owner can move forward.

**Motion-** Made by Mr. Beaton to approve the applicant's request, Ms. vanRensburg seconded the motion. All those present voted affirmative. Motion passed.

**Other Business-**

Ms. vanRensburg asked Mr. Crowe what he was able to find out concerning her request at the last meeting to look into the North Historic Designation if the Episcopal Church was allowed to demolish their requested 3 buildings.

Mr. Crowe said he did conduct some research and based on the number of structures facing the Madison St. block there are some historical homes. Some are located on N 3<sup>rd</sup> St and Main St. and in his opinion if all the buildings on the church's property were allowed to be removed, except the church building (located on the corner of N 2<sup>nd</sup> St. and Main St.) that has a significant historic value in itself, he believed if those structures were to be removed it would not result in any threat to the boundary or the district. He didn't know if the Parks Service would take any action challenging their portion of the district boundaries. He suggested this board may want to consider adjusting the district boundaries to exclude the Episcopal Church's vacant lots. He also said it would be good to keep those vacant lots in the district boundaries allowing this board's say in any design reviews for future new construction.

Ms. Correa said for infill purposes it would be best to keep those properties in the district. She also believed the Parks Service wouldn't act unless prompted to do so. She suggested if the boundaries were changed she recommended adding the Mulholland Park especially the prairie home.

Ms. vanRensburg said he believed that the prairie home was already in the north historic district.

Ms. Mccamey said the Boat House on N 1<sup>st</sup> St. is the only property within the North Historic District there are no properties in Mulholland Park in that district.

Ms. vanRensburg said it is interesting between all the different districts, like the TIF, HIP and the neighborhood districts, they can be a headache when trying to keep up with who's where and in what.

She asked Mr. Crowe if this board had any position to resolve the issues with the Main St. portion of the Rides for Trails project since the Department of Transportation (DOT) has been working on it they have made Main St. look like a runway at the Orlando airport, speeding has increased, the bike paths are not properly marked and are being used for parking.

Mr. Crowe said it would be out of the board's purview, unless the speeding directly affects the district. He said he would pass the information the proper authorities.

Ms. vanRensburg also asked if staff was able to look into St. Marks feeding the homeless and the school that is operating daily.

Mr. Crowe said he mailed a letter to the church directing them to apply for a conditional use for the school which they have until April 1<sup>st</sup> to reply. If they don't reply by then a code violation action would be forwarded to Code Enforcement. He also directed them to cease with feeding the homeless, unless they can provide staff with some type of documentation that allows them permission. He did not believe they had any such document, but they had two more weeks before any action took place for that. He said the church could appeal staffs decision to the Zoning Board of Appeals (ZBOA) and appeal the decision from the ZBOA to the City Commission. Either way, he said both of the activities needed to cease until such time allows it.

Ms. vanRensburg said both activities are still continuing.

Ms. Crabill asked staff if the church had permission from the Health Department for serving food and for the school.

Mr. Crowe said he did not know, but he thought they would.

Ms. Crabill said the church contacted the James family and told them if they wanted anything out of their old house to come and get it because the house was going to be demolished.

Mr. Crowe said the last time he spoke with the church; they said they were going to be in touch with the North Side Neighborhood Association for help with the buildings in question.

Ms. vanRensburg said she is on the board for the North Side Neighborhood Association (NSNA) and there has not been any communication from the church yet.

Ms. Crabill said Father Dorn is no longer there and the church had an interim pastor.

Mr. Crowe said he has been in contact with the Senior Warden who is responsible for these types of actions which he is also with the State Attorney's office.

Ms. vanRensburg said the only communication the NSNA received from the church was how much money would they give them to fix up the buildings.

Ms. Correa said the church should contact the Historical Society not just for money, but to help with possible grant funding, even though there is no money available at this time it would be a long term application and it won't be an instant fix.

Mr. Crowe told the board the First Baptist Church wants to put up a multipurpose building which will be located in the historic district; he wanted the board to be aware they may be coming to them soon.

Mr. Beaton said on a positive note DOT had designated Main St. with no passing. He said in the past there have been issues with people passing on that street, even people passing school busses.

Ms. vanRensburg said the neighborhood perspective is DOT has spent a fortune on the bridge creating the bike path, repaving and restriping Main St. making it look like a runway. DOT should be required to either have landscaping, traffic circles or even stop signs.

Ms. Crabill thought Main St. was not going to be involved in the bike path, she thought the main reason the wooden walkway under the bridge was constructed, so they could ride their bikes down Laurel St. to River St. so they would be able to ride in the Ravine Gardens.

Mr. Crowe said the bike path was approved by the City Manager and cannot be changed.

Ms. vanRensburg said when the neighborhood first heard about the bike trail they were excited, thinking it would calm the traffic and beautify Main St. but has turned out the opposite. She was concerned that between the 11 blocks there are not stop signs especially when there are school bus stops and churches. When the auto repair shops repair automobiles they race them up and down Main St.

Ms. Correa said maybe there could be a traffic calming design.

Ms. vanRensburg said that would be helpful especially when it involves children and school busses.

**Adjourn-** meeting was adjourned at 4:26pm