

Historic Preservation Board Minutes

City of Palatka

Minutes for the July 9, 2013 Meeting

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

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

Motion made by Mr. Beaton to approve the June 6, 2013 minutes with minor corrections, seconded by Mr. Gilbert. All present voted affirmative, motion passed.

Appeals Procedure- Ms. McCamey read the appeals.

OLD BUSINESS- None

NEW BUSINESS-

Case: 13-30
Address: 516 River St.
Parcel Number: 42-10-27-6850-0480-0030
Applicant: Wilson Patsy A + Thomas H Keith Jr
Request: Certificate of Appropriateness to enclose existing garage and construct a new garage.

Mr. Crowe said the applicant recently came in front of this board for a second story addition and now wants to enclose the existing rear garage and convert it to two bedrooms and also add a new garage to the rear of the former garage. He reminded the board that this structure is a non-contributing structure built in the 1980's. He said there will not be any visual impacts to surrounding properties and rights-of-way because there were plenty of tree canopies. The exterior of the addition will be constructed of the same board-and-batten material as the existing structure and with similar windows. Mr. Crowe concluded by recommending approval of the request.

Ms. Crabill asked if there will be any canopy or trees lost with this project. Agent Kenny Downs, 2020 Ashbrook Lane, said no trees would be removed. The part of the lot facing the rear and Emmett Street is gated and the new garage will not be viewable from that street.

Mr. Beaton asked if there were any response from the neighboring property owners. Mr. Crowe stated there were no comments, questions or calls received.

Motion made by Mr. Graffweg to approve the request, seconded by Mr. Evans. All present voted affirmative, motion passed.

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Other Business- Mr. Crowe updated the board concerning the denial of the demolition request for three historic structures by Saint Mark's Episcopal Church's; he said the Applicant has filed an appeal of this decision with the City Clerk. He said the Northside Neighborhood Association has had discussions with the representative of the Church regarding a long-term lease for the Rectory building by the Putnam County Historical Association, which would renovate the building and move its headquarters there. The neighborhood association had also offered to relocate the James house to the corner of Main St. and N. Third St. and renovate that building with the intent of selling it as a residence. While the neighborhood association and church negotiate these possible actions the Church has agreed to hold off the appeal to the City Commission.

He also updated the board on the ordinance allowing staff approval of COAs for minimum maintenance or minor repairs; this will go to the City Commission for adoption at the July 11, 2013 meeting. He said after the Commission approval he will be bringing to the board some guidelines for their review and approval.

He also said Saint Mark's Episcopal Church had appealed the Planning Board's denial of homeless feeding and the Neighborhood Association has appealed the Planning Board's approval for the school, but both parties have tentatively agreed to withdraw their appeals.

He told the board he had a meeting with a local architect and the Presbyterian Church regarding the apartment complex located on the corner of North Third St. and Laurel St. about the Church's intent for a COA to demolish those apartments. These apartments were constructed around the early 1950's. He cautioned the board to be careful of conversations concerning this future request.

Mr. Beaton asked if the Church will be allowed to introduce new evidence during the appeals to the City Commission. Mr. Crowe and Mr. Evans said the City Commission will only be allowed to hear what was on the record during the Historic Preservation Board meeting. But Mr. Crowe said that will not prevent people from testifying. Mr. Evans asked what the particular rule was for this entity if they appeal the decision, can the City Commission overturn or be remanded back to the Historic Preservation Board for further discussion or re-hearing. Mr. Crowe replied the rule was the City Commission can either, affirm, deny or modify the decision from this board. Mr. Evans then asked they won't be remanded back to the Historic Preservation board. Mr. Crowe said no.

Mr. Beaton said he was asked by Father Ignatius of Saint Monica's Catholic Church about the status for the repairs of their Church Office the contractor dropped off for plan review. Ms. McCamey said she is looking for the approved minutes from that meeting allowing them to construct that building with Hardie Plank (synthetic wood) material instead of wood before any permitting can take place. She said she located the case file, but the minutes from that meeting was not in the folder.

Adjourn- With no further discussion meeting was adjourned at 4:20pm.