HISTORIC PRESERVATION BOARD

AGENDA

February 7, 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

   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

6. **NEW BUSINESS-**

7. A. **Case:** 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.

8.	**B.**	**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

9. OTHER BUSINESS - None

10. ADJOURN-

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE HISTORIC PRESERVATION BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS THAT INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, AT THE EXPENSE OF THE APPELLANT. F.S. 286.0105

HISTORIC PRESERVATION BOARD CITY OF PALATKA

Minutes 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.

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. Crowes 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.

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.

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

STAFF MEMORANDUM

DATE: January 31, 2013

TO: Historic Preservation Board members

FROM: Thad Crowe, AICP
Planning Director

RE: Request for Continuance of Demolition Application, St. Mark's Episcopal Church

The Applicant has requested a second continuance of this item (attached) to the June, 2013 meeting with the express intent of working with neighborhood and other groups to preserve the three buildings requested for demolition (James House, Parish Hall, and Old Rectory). Staff recommends approval of such a continuance.

Thad Crowe

From: France, Chris [FranceC@sao7.org]
Sent: Thursday, January 31, 2013 12:27 PM
To: Thad Crowe
Subject: RE: St. Marks Application

Dear Mr. Crowe,

Thank you for that clarification.

I therefore request that the hearing be reset for the last time to the June agenda. The reason for this request is that several members and organizations have expressed their interest in this issue and interest in providing assistance or options to St. Marks. This request would allow ample time to exhaust any yet untried avenues to preserve these buildings. This request also allows for ample time to meet with the rest of the community on this issue and have the benefit of their input. I take the effects of this application very seriously and want to make sure that every option is fully explored. These contacts and requests from the community were occasioned only by the public notice of this application, and could not be expected to have occurred before seeking this application. The ground we cover with the community this spring may prove to be well traveled territory, but certainly a four month delay in this process is something that I think is reasonable considering the scope of this application.

Please add this email to our application for the review of the Board.

Thank you ,

Chris France
Senior Warden, St. Marks Church

From: Thad Crowe [mailto:tcrowe@palatka-fl.gov]
Sent: Wednesday, January 30, 2013 9:52 AM
To: France, Chris
Cc: Deena Mccamey
Subject: RE: St. Marks Application

Chris – after getting your message from yesterday regarding our ability to put the application on hold, upon further examination, it is my interpretation that when an applicant requests a continuance, the time clock is effectively frozen and the requirement that the application be heard within the 60-day period will not require a withdrawal in this case. In this situation the Board has not failed to act, but has upon the applicant's request agreed to postpone action. However I will recommend to the Board that this item be continued to a final date certain, so please let me know what meeting this will be.

Thanks,

Thad

Thad Crowe, AICP

Planning Director

City of Palatka

From: Thad Crowe
Sent: Tuesday, January 29, 2013 11:24 AM
To: 'France, Chris'
Cc: Deena Mccamey
Subject: RE: St. Marks Application

Hi Chris – per our discussion, I will need any additional information you have for next week's Historic Preservation Board meeting by this Thursday (Jan. 31) at noon, so we can distribute the information to board members.

Thank you,

Thad

Thad Crowe, AICP
Planning Director
City of Palatka

From: France, Chris [mailto:FranceC@sao7.org]
Sent: Wednesday, January 02, 2013 10:20 AM
To: Thad Crowe
Subject: St. Marks Application

Dear Mr. Crowe,

This is Chris France, Senior Warden at St. Marks. Yesterday, I received the packet you sent and see that we are on the agenda for tomorrow night. I have also reviewed the packet and see that I can provide the information referenced therein if we can reset the hearing time for the February date.

Therefore, I respectfully request that the hearing for request 12-63 be rescheduled for the February hearing date.

Thank you so much.

Chris France
Senior Warden, St. Marks

LEGAL NOTIFICATION: Florida Sunshine Statutes entail very broad public records requirements (F. S. 119). As required by law, all e-mails to and from the State

Certificate of Appropriateness
HB 13-06
420 Olive St.

STAFF REPORT

DATE: January 30, 2013

TO: Historic Preservation Board members

FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

This Certificate of Appropriateness (COA) application is for: 1) new storage shed; 2) re-roofing; 3) replacement of privacy fence; 4) replacement of front door and front screen door; 5) replacement of back porch door; and 6) replacement of back porch screened opening with windows. Public notice included letters to adjacent property owners within 150 feet and posting of the property.

APPLICATION BACKGROUND

The property is located in the North Historic District, an historic neighborhood dominated by Frame Vernacular architectural style homes built between 1994 and 1930, but also with a diverse minority of architectural styles including Bungalow, Colonial Revival, Queen Anne, Gothic, Italianate, Prairie, and Georgian. The period of significance of the district dates to the Victorian era of the late 19th century and runs up to the Second World War.

Per Sec. 54-78(a) of the Palatka Code, under Article III Historic Districts, a Certificate of Appropriateness (COA) is required to erect, construct or alter a structure or sign located in a historic district. All elements listed above constitute structures and are thus subject to the COA process.

The proposed storage shed is a 144-square foot wooden pre-fabricated structure with either a gambrel or a front-facing gable roof, metal roof, double doors, and a single side wood window. As it would be placed in the rear yard and enclosed with a privacy fence, it's visibility will be limited.

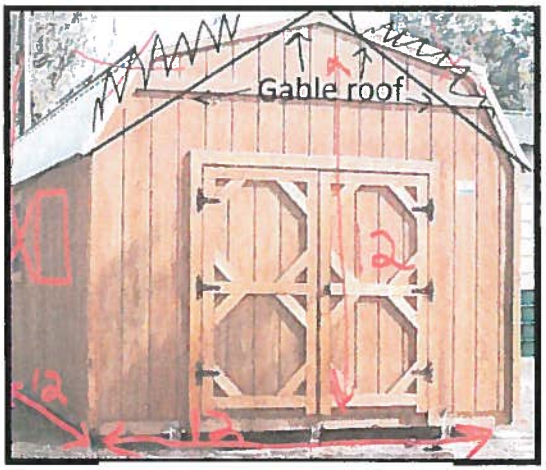


Figure 1: Proposed Shed

The Florida Master Site File for the house indicates that this Frame Vernacular-style home was built between 1909 and 1915. It appears that the structure is relatively unaltered – the Site File indicates that the then-screened front porch was originally open, as it is now.

A good description of the Frame Vernacular architectural style is attached, excerpted from the Treasure Coast Regional Planning Council's *Jensen Beach Architectural Guidelines*.

Figure 2: Property Location

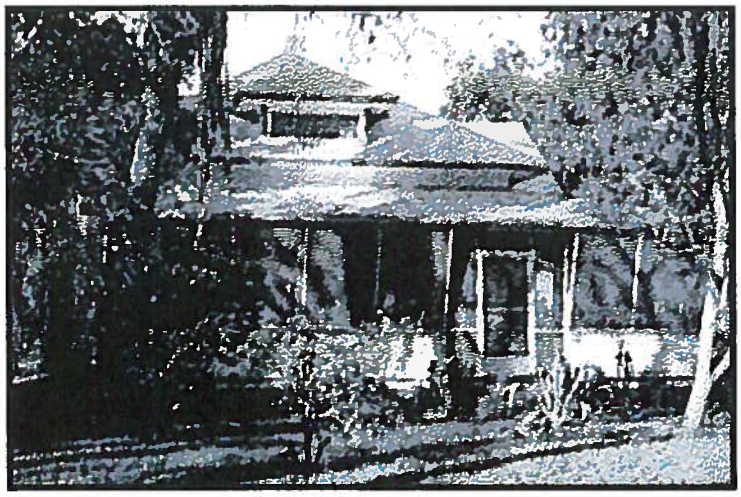


Figure 3: House, Circa 1982 (Site File Photo)

Figure 4: House, recent photo

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 COMMENTS:

New Storage Shed. the Applicant is utilizing exterior materials for the shed that are similar to those used for the house, including wood siding, a metal roof, and a wood window. This provides for a base level of compatibility with vicinity structures including the principal house. The vertical siding and double door are not compatible with exterior materials and design of the historic time period, but would not provide a jarring contrast with vicinity structures, particularly given the screening provided by the privacy fence.

New Roof. Galvanized metal, the proposed roofing material, has been in use since the mid-19th century and is appropriate to the architectural style of the house as well as being compatible with the roofs of similar vicinity structures.

Privacy Fence. While the wood material of the existing and proposed privacy fence is compatible with historic wood fences, the opaque appearance and design are not in keeping with historic fence design.

New Front and Back Door. The Applicant has proposed Door # 1 as a first choice, followed by Door # 2. Staff recommends both designs, which are in keeping with the existing side door of the house (Door # 3), doors for other Frame Vernacular homes in the vicinity (Doors # 4 & 5), and as noted in the *Jensen Beach Architectural Guidelines* (excerpt attached) doors common to the Frame Vernacular style (Door # 6).

Figure 5: DOOR # 1

Figure 6: DOOR # 2

Figure 7: DOOR # 3

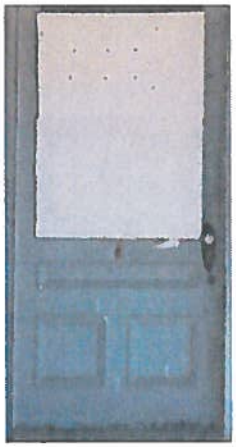


Figure 8: DOOR # 4

Figure 9: DOOR # 5

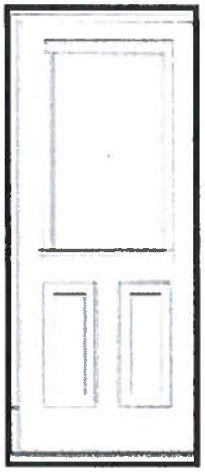


Figure 10: DOOR # 6

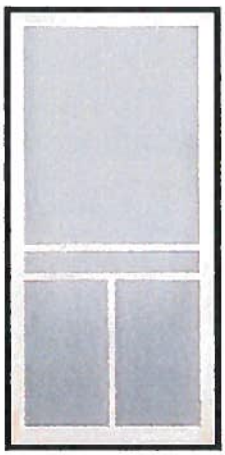


Figure 11: SCREEN DOOR # 1

Figure 12: SCREEN DOOR # 2

Figure 13: SCREEN DOOR # 3

New Front Screen Door. The Applicant proposes to install a front screen door made of wood that provides the appearance of a traditional screen door (Screen Door # 1), commonplace during the District's period of significance. The Applicant has requested that the Board provide input as to the addition of ornamental elements to the door as shown in Screen Doors # 2 & 3. Staff's recommendation is to utilize the basic traditional screen door without the added ornamentation, in keeping with the vernacular architecture of the home.

Enclosure of Back Porch. The back porch (see Figure 14 below) appears to be a later addition or a remodeled one, as evidenced by the use of stucco and vertical siding on its exterior. The Applicant proposes to replace the screened opening with a line of wood windows with eight-over-eight lights. As shown in the description of the Frame Vernacular style, this architectural style included a variety of multi-pane window types including the eight-over-eight variety. While the other windows of the house are one-over-one, Staff does not object to using a different type of window since the rear porch does appear to be a later addition with different exterior materials, and as noted in the Secretary of Interior's Standards (below, # 9) it is preferable to set apart new construction from the old instead of mimicking original features.

Figure 14: Rear porch and proposed window type

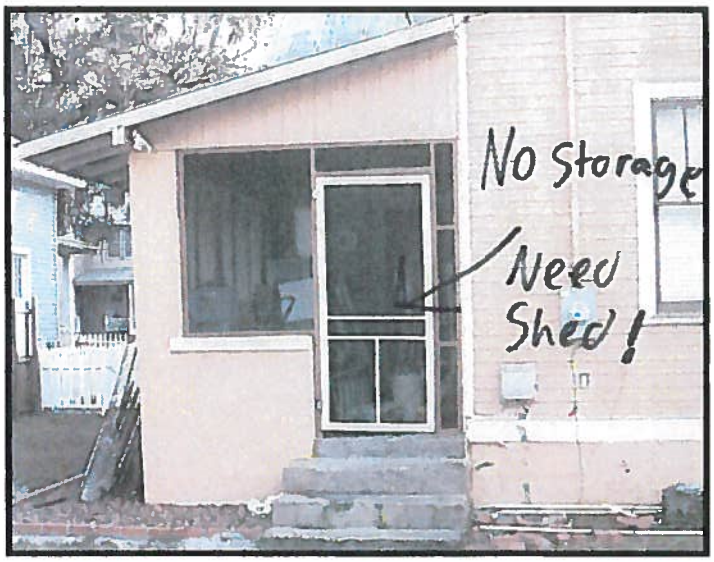


Figure 15: Rear porch – to be enclosed, new window left of door, door replaced with new front door type

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.

Secretary of the Interior's Standards for Rehabilitation # 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF COMMENTS: The Applicant's actions will not destroy historic materials. The current front door is a later replacement of the original front door, and the metal roof will replace a roof of like kind. The porch enclosure impacts what appears to be a later addition to the building which has post-historic period exterior elements, and the proposed porch windows are in keeping with the Frame Vernacular architectural style.

(# 9 cont'd) Fence: applicable parts of the Secretary of the Interior's Standards regarding Building and Site Design apply to "designing and constructing a new feature of a building or site when the historic feature is completely missing, such as an outbuilding, terrace, or driveway." Ideally this design should be based on historical, pictorial, and physical documentation; if not it should be a new design that is compatible with the historic character of the building and site.

STAFF COMMENTS: As noted, the replacement privacy fence is incompatible. However as the Board has decided with other recent cases, there are several factors that make the need for a compatible fence in the side and rear yard less compelling. One is the location of the fence in the side and rear of the structure, where it does not detract from the principle front façade. Another is the purpose of the fence in securing the side and rear yard and providing privacy.

2. **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 COMMENTS: The somewhat-incompatible privacy fence and shed are largely screened from public and neighbor view. The re-roofing, front and screen door replacement, and window installation in the rear porch are in keeping with the home's architecture and do not detract from the surroundings and the historic district as a whole.

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 COMMENTS: as stated in previous responses, the re-roofing and door/window replacement does not drastically alter the appearance of the building as a whole.

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

STAFF COMMENTS: the presence of the fence and shed in the rear of the property will not result in a detriment to the visual character of the district.

STAFF RECOMMENDATION

Staff recommends approval of COA HB 13-06 for 1) new storage shed; 2) re-roofing; 3) replacement of privacy fence; 4) replacement of front door and front screen door; 5) replacement of back porch door; and 6) replacement of back porch screened opening with windows.

Attachments: Florida Master Site File
Applicant documentation
Excerpt from Jensen Beach Architectural Guidelines

Request for Appropriateness approval.

1.
Need a New metal roof, as the current roof is dented in various places looking very shabby.
Also has leaks due to holes from weathering and wind, lose nails and missing nails causing massive amounts of rot damage.
We are not currently sure what type of crimp our roof has, could be 5V or 3V, we would match whatever type is currently there now.

2.
Roof needs drip-edge to stop water from going up and under roof causing rotted wood and exterior trim crown moldings falling off since water goes in crack between roof and moldings.

3. Request to enclose back porch to make a home office.
Traditional wood framed windows , wood door and wood screen door would be used for the enclosure.
Photograph of window style that we would like to go with is shown,
This window style is seen around various areas of the northside historic district including my neighbor's home.
Color of the window trim would match our home's windows.

4.We really need storage so we are requesting approval for a Portable Wood shed for use in our back yard. There is just no storage availabl in our home for all the tools, and other belongings that we have.
Initially we wanted to do a garage, but it is very much out of our price range sitting in at around 24,000.

This shed will be placed in the back corner or our yard where historically there was once a storage structure.
The shed measures 12Ft wide 12 Ft deep and 12 Ft Tall

The shed as pictured includes a single window, and is deeper than 12 ft. (I crossed out the extra length in the photograph.)
Our options for the window are as follows,
1. no windows
2. replace metal framed window with wood framed window matching the house.
The front of the shed has double barn style doors.

The unit would be painted to match our home's color scheme of Mark Twain Gold for the main body and white for the trim.
(or if permitted may go with 100% white, or barn red and white)

The roof will be silver colored Galvalum metal to closely match that of the house roof.

There are 2 styles of roof that we can chose from:
1 . Gable roof, (Drawn in picture) (you know the basic triangle shaped roof)
2.Gambrel roof (shown in picture)
Please keep in mind that this shed is portable and not permanent, we would be able to take it with us if we moved in the future.

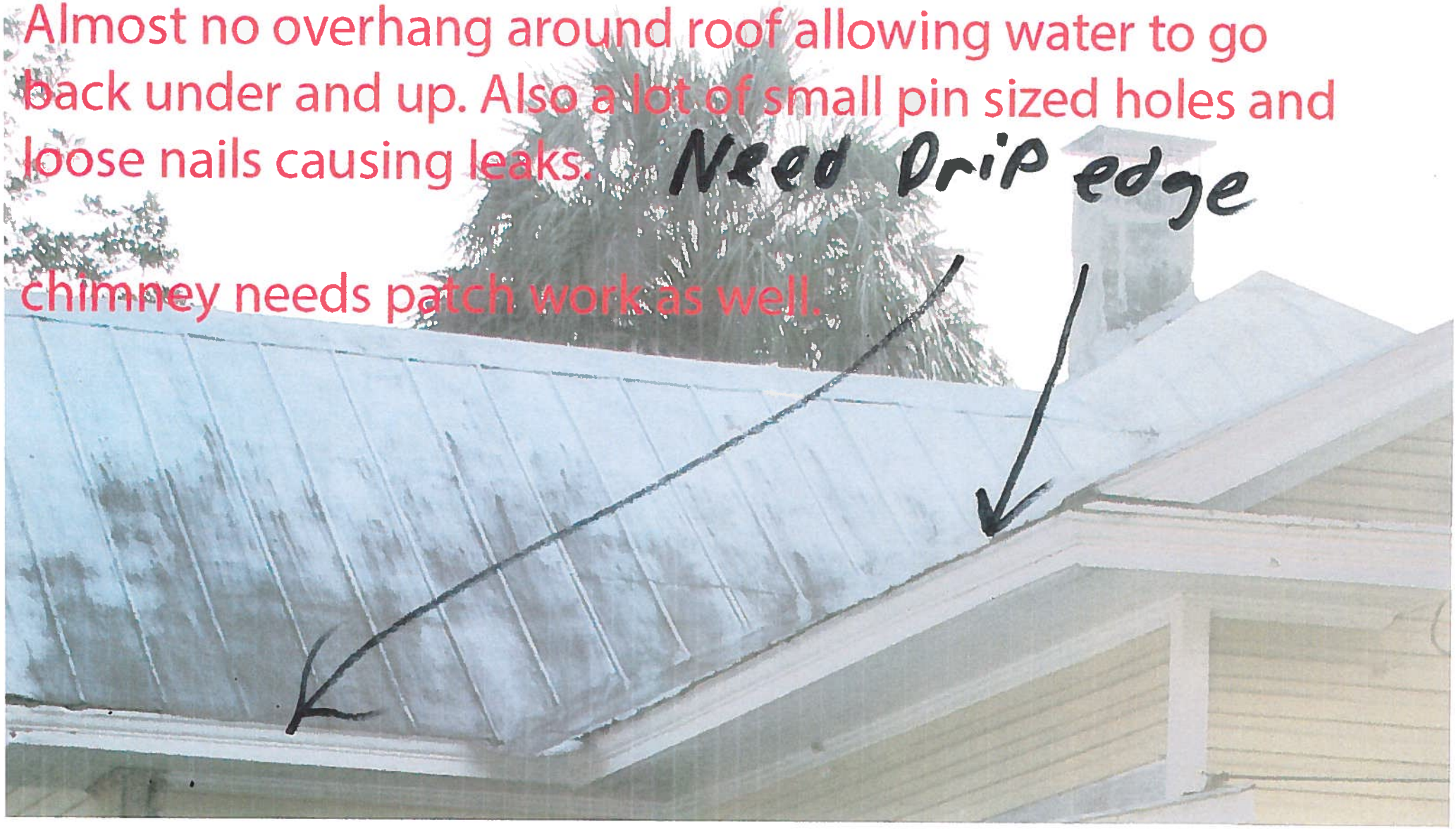
5. Our current Home's front door is made of metal we would like to eventually replace it with an antique or antique styled wooden door that has a window.

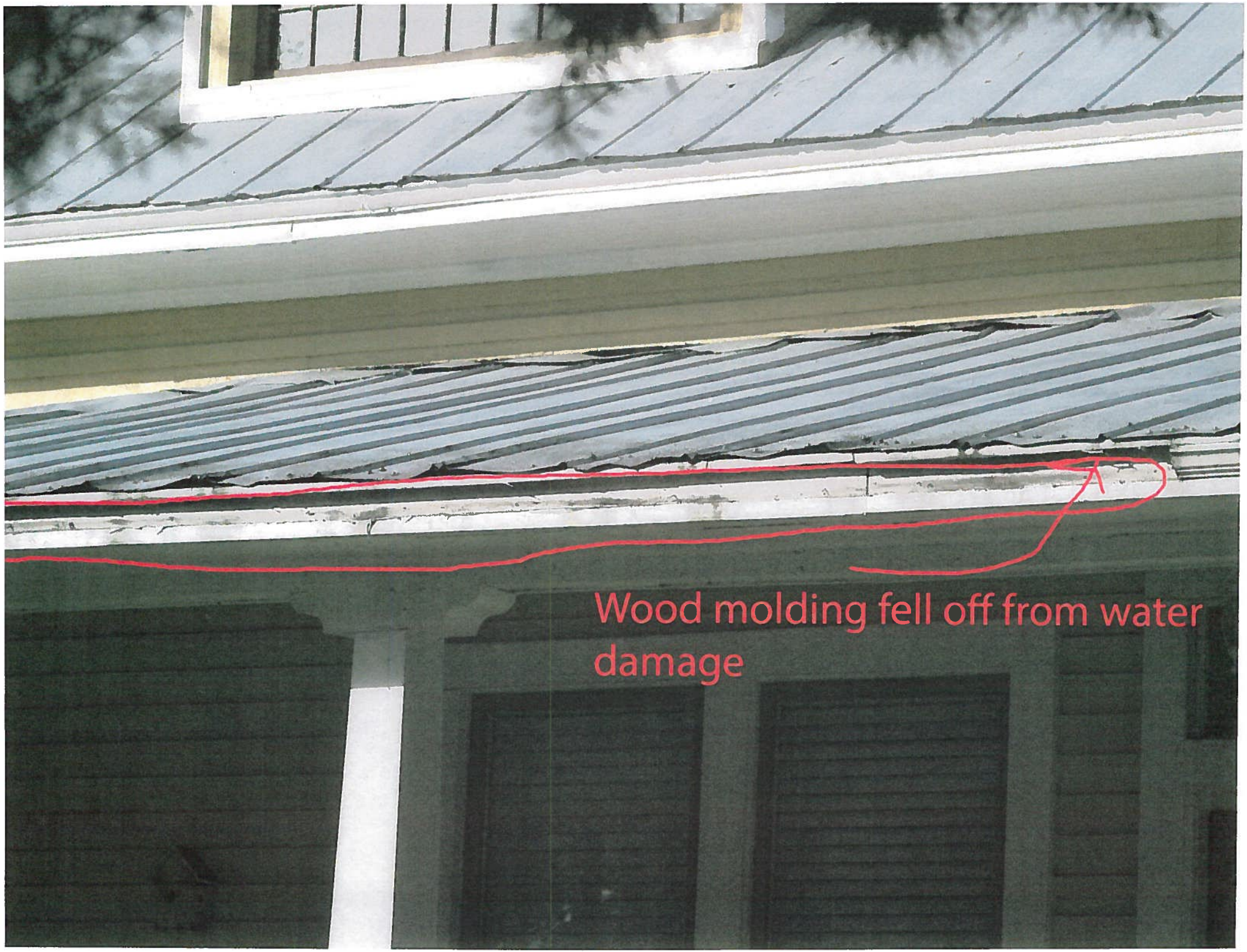
6. Attach a historically accurate southern style screen porch door to accompany the front door. There was most likely originally a screen door here.

7.Our house originally had wood framed screens, May also one day like to restore these to the windows.

Almost no overhang around roof allowing water to go back under and up. Also a lot of small pin sized holes and loose nails causing leaks. Need Drip edge

chimney needs patch work as well.

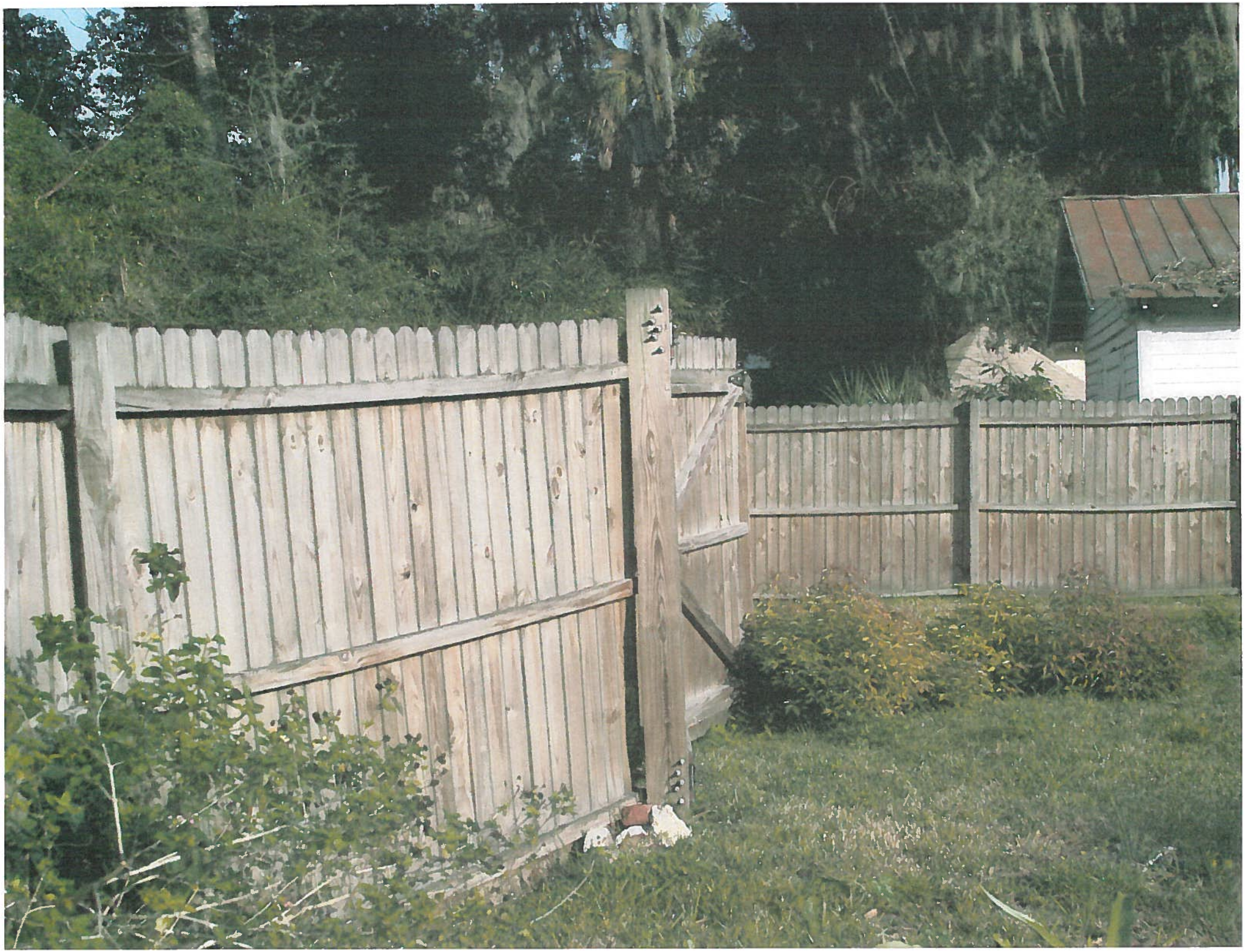


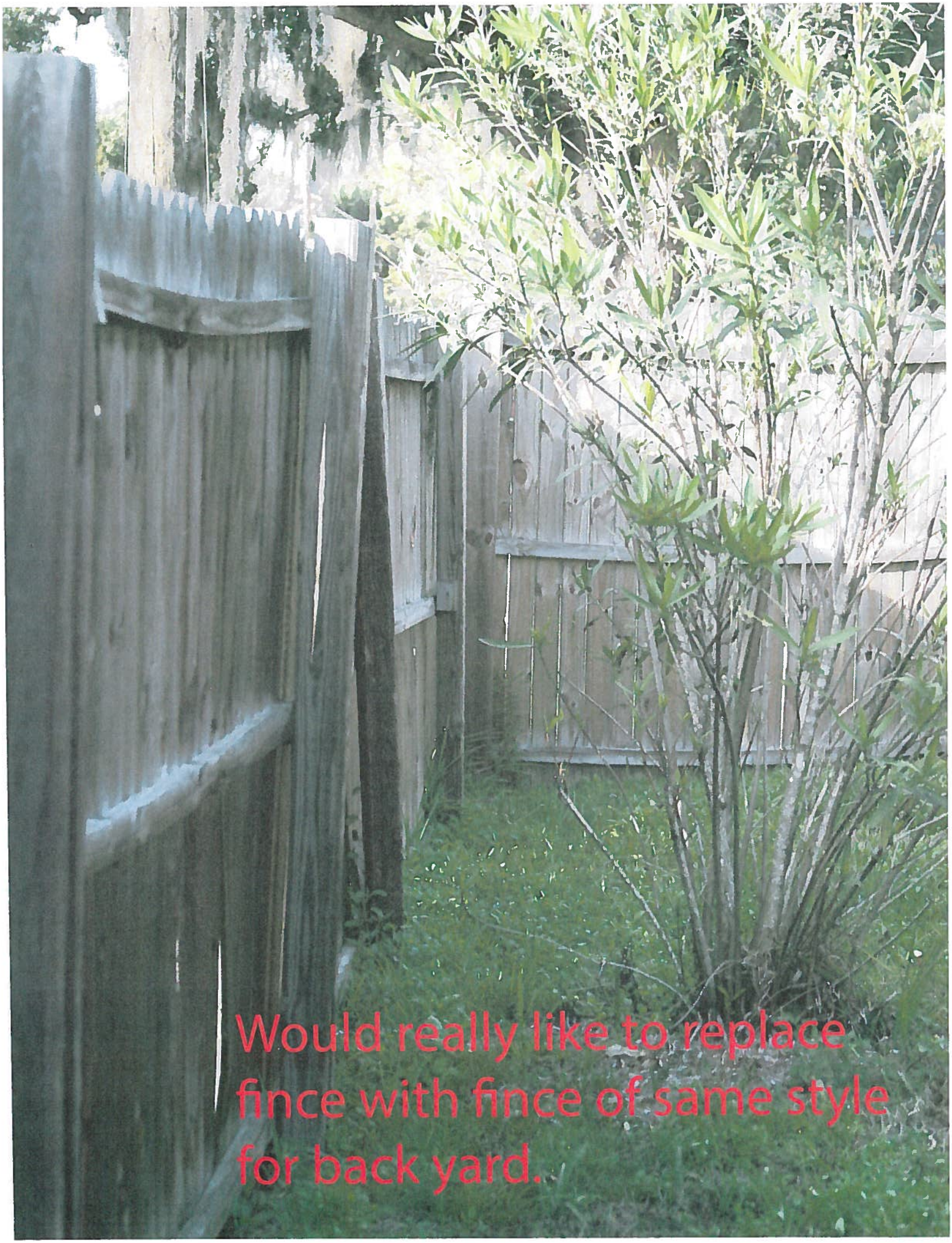

Wood molding fell off from water damage

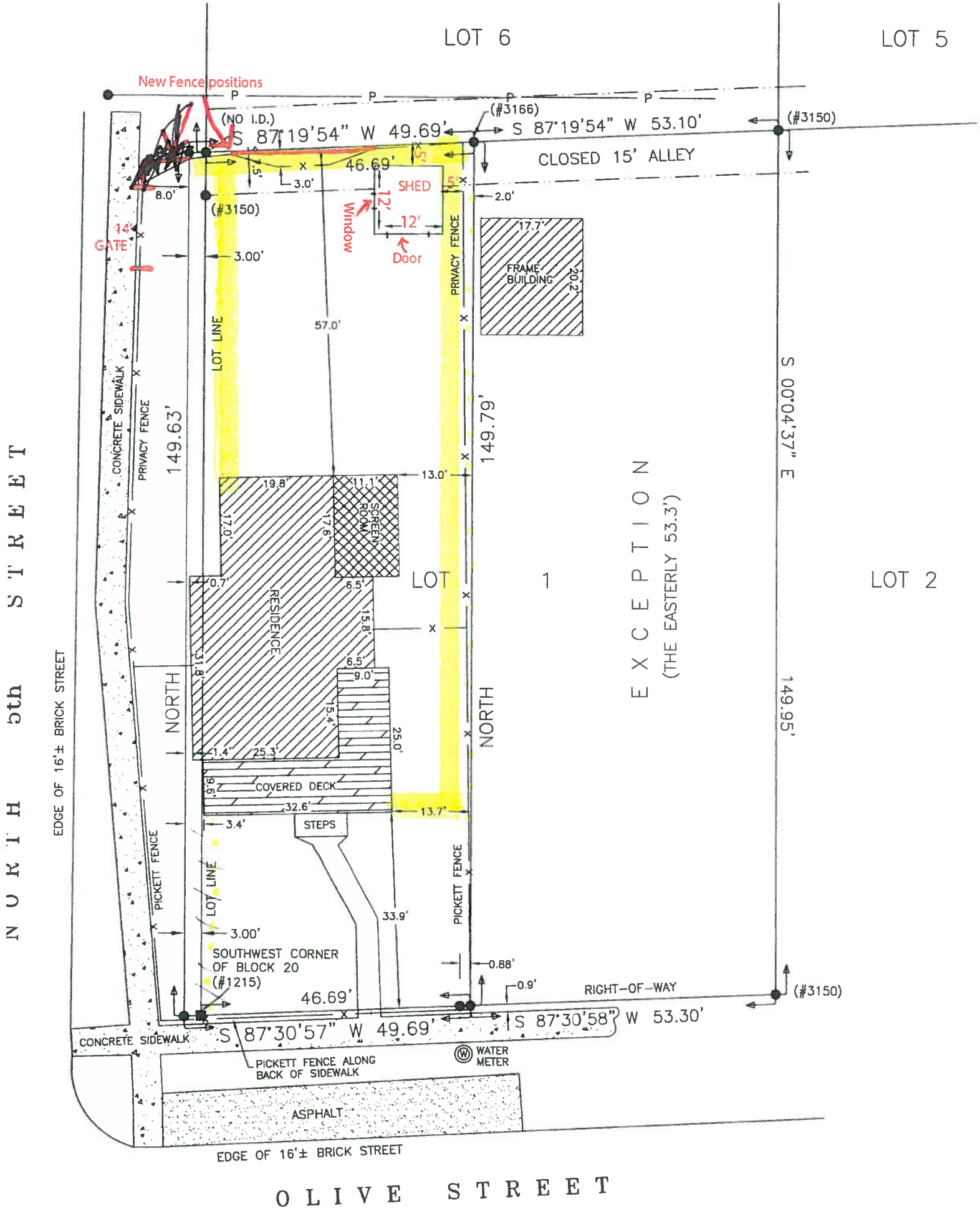

Areas like this around
house roof


No Storage
Need
Shed!


NEED Windows to enclose back porch.
Style of Window
that I would
like to enclose ou
back porch with.




Would really like to replace
fince with fince of same style
for back yard.

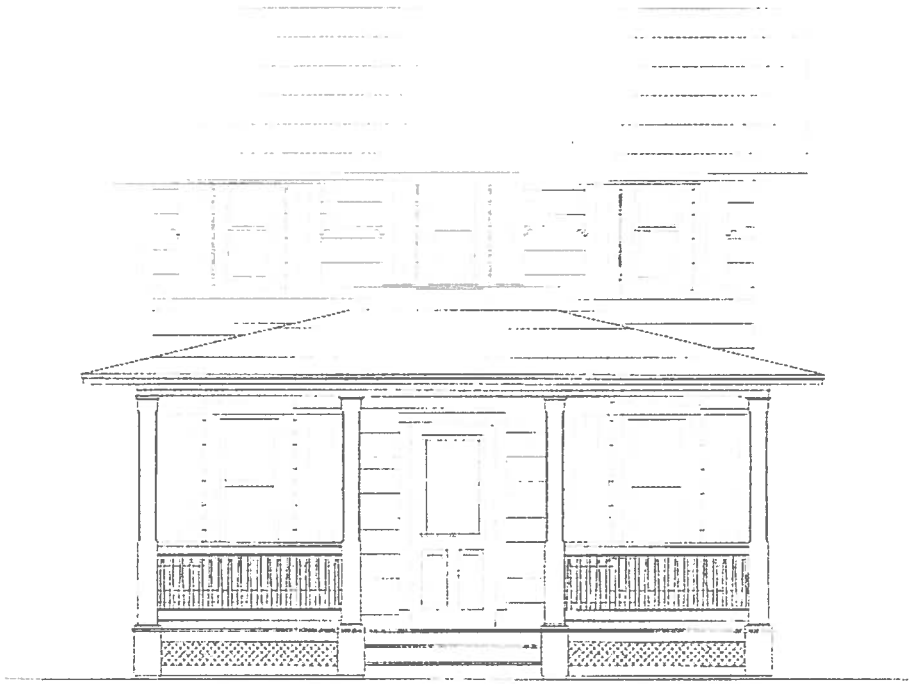

LOT 6
LOT 5
New Fence positions
(NO I.D.)
S 87°19'54" W 49.69'
(#3166)
S 87°19'54" W 53.10'
(#3150)
CLOSED 15' ALLEY
46.69'
SHED
12'
12'
Window
Door
PRIVACY FENCE
FRAME BUILDING
17.7'
20.2'
14' GATE
3.00'
57.0'
LOT LINE
CONCRETE SIDEWALK
PRIVACY FENCE
149.63'
149.79'
13.0'
19.8'
11.1'
SCREEN ROOM
17.0'
17.6'
LOT 1
EXCEPTION
(THE EASTERLY 53.3')
LOT 2
S 00°04'37" E
149.95'
RESIDENCE
15.8'
6.5'
9.0'
15.4'
31.8'
NORTH
NORTH
25.0'
25.3'
COVERED DECK
32.6'
13.7'
STEPS
33.9'
PICKETT FENCE
LOT LINE
3.00'
SOUTHWEST CORNER OF BLOCK 20 (#1215)
46.69'
0.88'
0.9'
RIGHT-OF-WAY
S 87°30'57" W 49.69'
S 87°30'58" W 53.30'
CONCRETE SIDEWALK
PICKETT FENCE ALONG BACK OF SIDEWALK
WATER METER
ASPHALT
EDGE OF 16'± BRICK STREET
NORTH 5th STREET
EDGE OF 16'± BRICK STREET
OLIVE STREET


Gable roof
12
12
12

EXISTING FRONT DOOR

FLORIDA WOOD VERNACULAR

Chapter Contents



FLORIDA WOOD VERNACULAR

General Characteristics

22

• *Roofs of the primary structure are typically gabled with a slope between 6:12 and 12:12*

• *Roofing materials consist of metal, standing seam or "V" crimp, asphalt shingles or wooden shakes.*

• *Roof overhangs are typically deep, between 2'-4', and have exposed rafter tails. Fascias on the gabled ends are deeper than those exposed along the running eave's edge.*

• *Generally, the massing of the Florida Wood Vernacular home is vertically proportioned and 2 stories. Wherever possible, roofing rafters should be exposed to the interior to allow for greater interior volume on the second floor.*

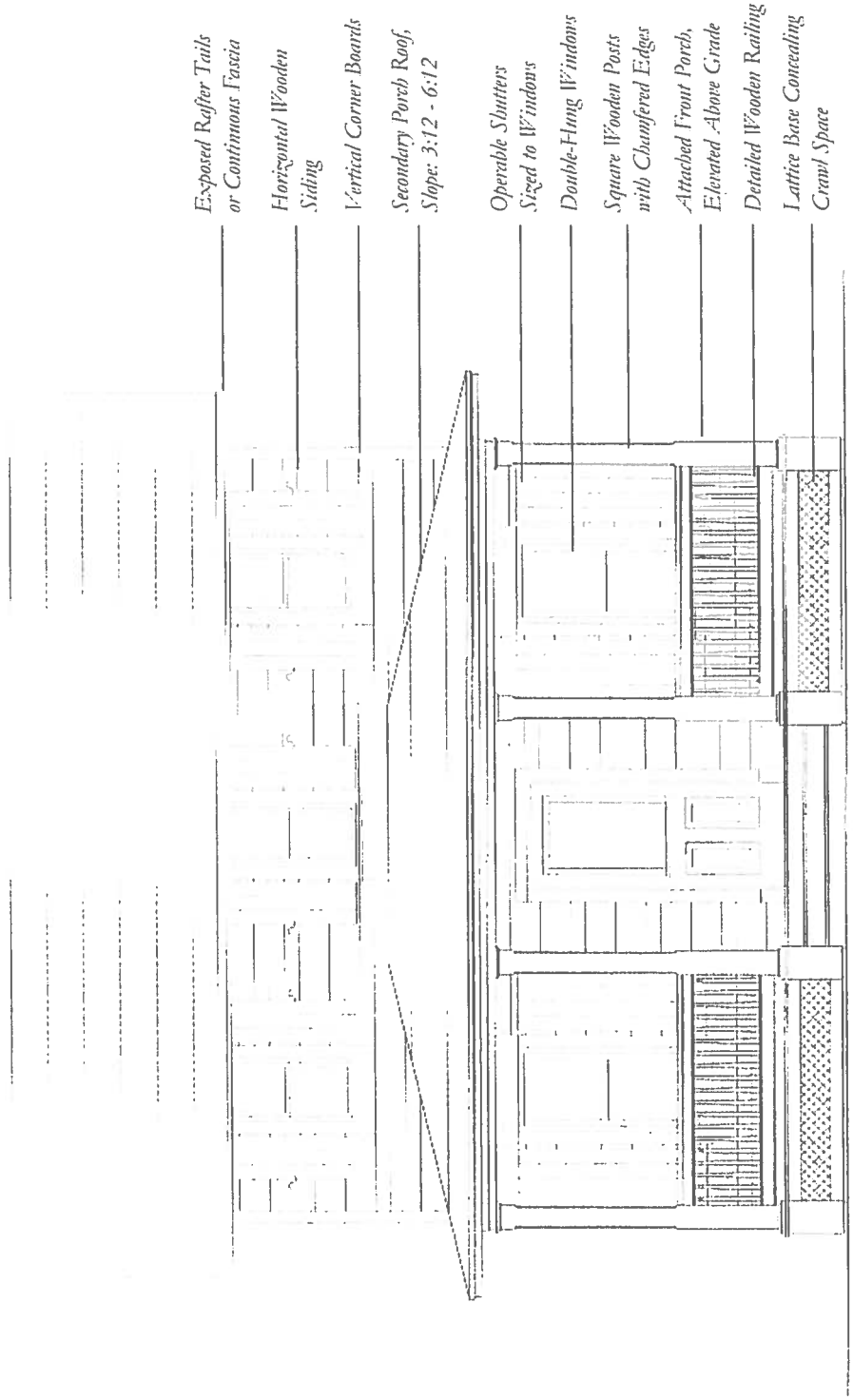
• *Porches are obligatory and in many cases wrap around the front facade and continue at some length along the side facade. The porch roof is supported by posts which are placed to create a vertical opening between them. Porches in this genre are typically quite deep and occupy a large percentage, if not all, of the ground floor elevation. The porch roof may be of a different slope than that of the primary building however detailing and overhangs should be consistent.*

• *The exterior finishes are almost always horizontal wood lap-siding. The siding should have between 4"-6" exposed to the weather and is terminated with vertical corner boards at building edges.*

• *Doors and windows are vertically proportioned with wooden surrounds and sills. Horizontally proportioned openings are made of a grouping of vertical windows. Windows are usually double-hung with no light divisions in the top or bottom sash.*

• *The entire Florida Wood Vernacular house sits on a continuous, typically skirted, base. The base actually conceals a crawl space to allow for access and ventilation to the underside of the building.*

• *Variations to this style include Key West.*

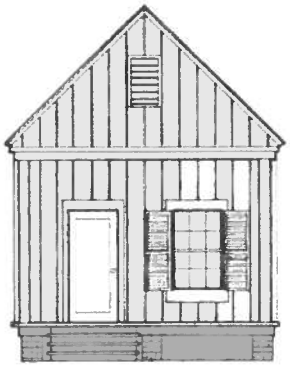


FLORIDA WOOD VERNACULAR
Detailed Listing of Parts

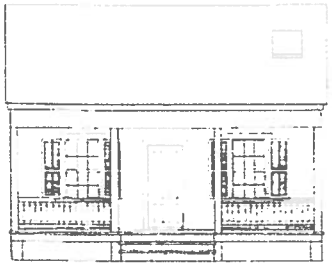
23

Three-Bay, Two-Story

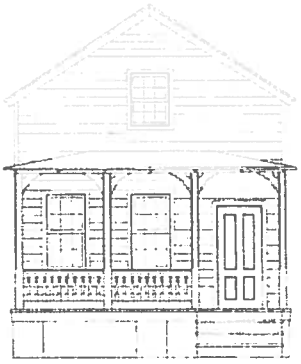
Five-Bay, Center-Hall



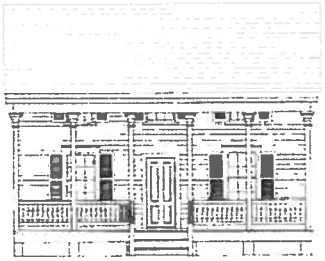
Shotgun



Three-Bay, Center Hall



Three-Bay, Side-Hall



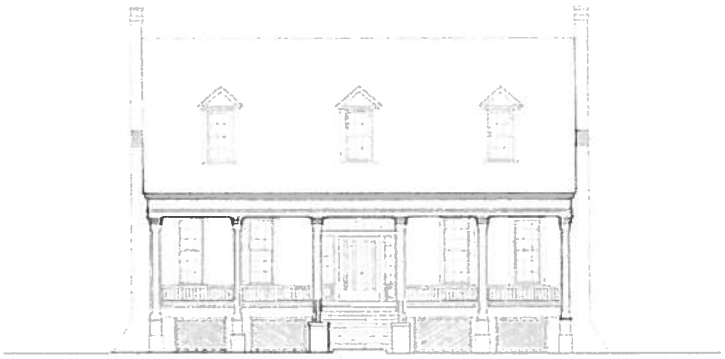
Eyebrow

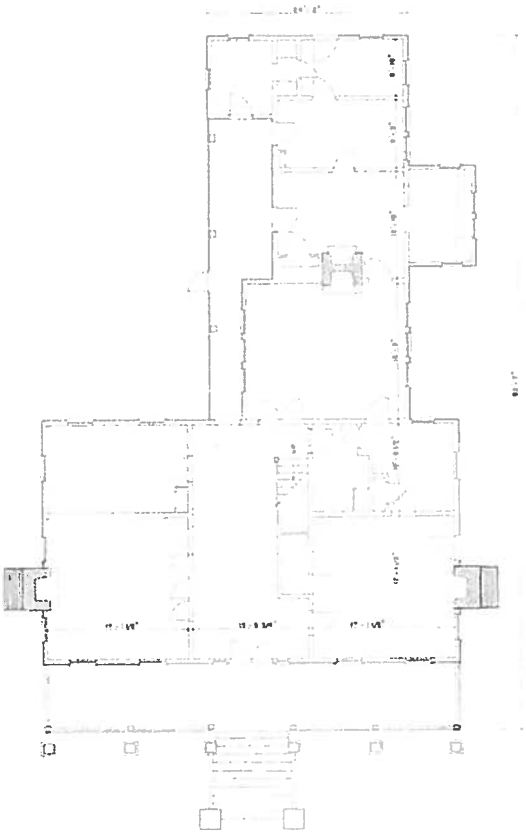
FLORIDA WOOD VERNACULAR

Variety of typologies within the style

24

WOOD FRAMED VERNACULAR IN KEY WEST, FL: Several different building typologies exist within the Florida Wood Framed Vernacular style: The Three Bay, Two-story has well defined details and a side-hall plan. The Five Bay Center Hall is the most formal of the types. Symmetry and balance are important. The roof ridge runs parallel to the street. The Shotgun is a single room wide and the most simple in terms of detailing. The Three Bay Center Hall's ridge runs parallel to the street and is typically one-and-a-half stories supported by square columns. The Three Bay Side Hall is the most common type in Key West and is gabled-ended. Finally the Eyebrow is two-story and well suited for the climate.



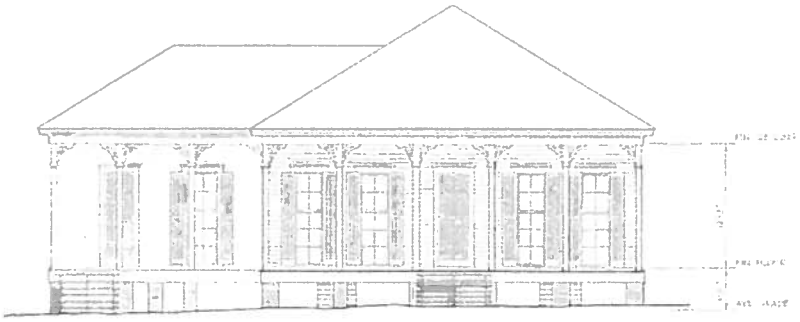


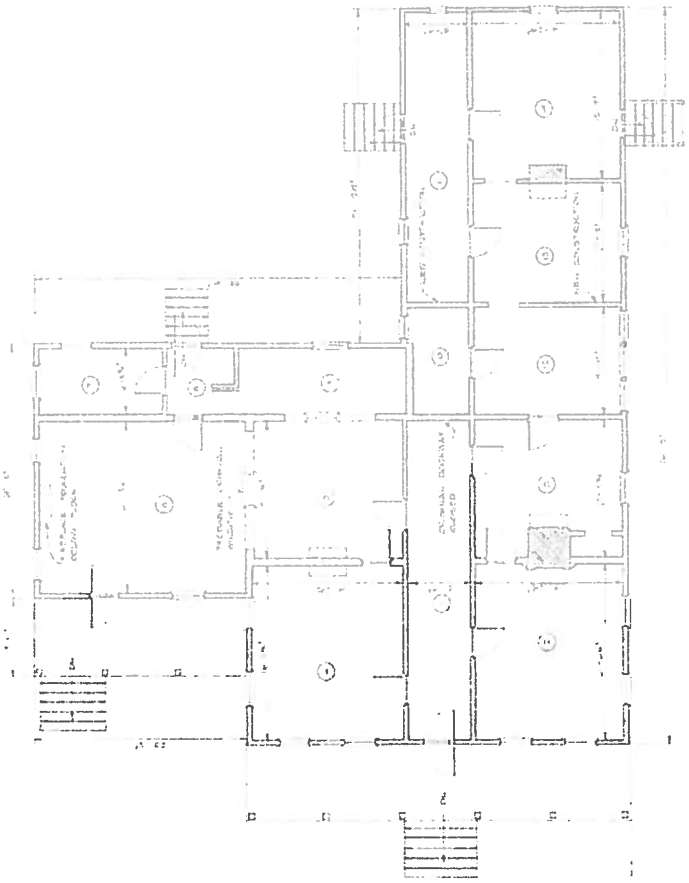
FLORIDA WOOD VERNACULAR

Key Examples

2.5

ASA MAY HOUSE, JEFFERSON COUNTY, FL: The Asa May house is a model example of a small scaled Florida wood vernacular home. It uses elegant and simple wood detailing in a modified Georgian plan (central hall with 4 surrounding rooms) with an ample sized front porch (at least six feet) The stair leads to a second story built in the lower mass of the roof space. Dormer windows allow breezes and light to fill the upper story. An addition has been added to the house in the rear. Notice it is only one room deep. This is to insure that cross ventilation can occur. The circulation of the addition is accommodated on the exterior through a porch.



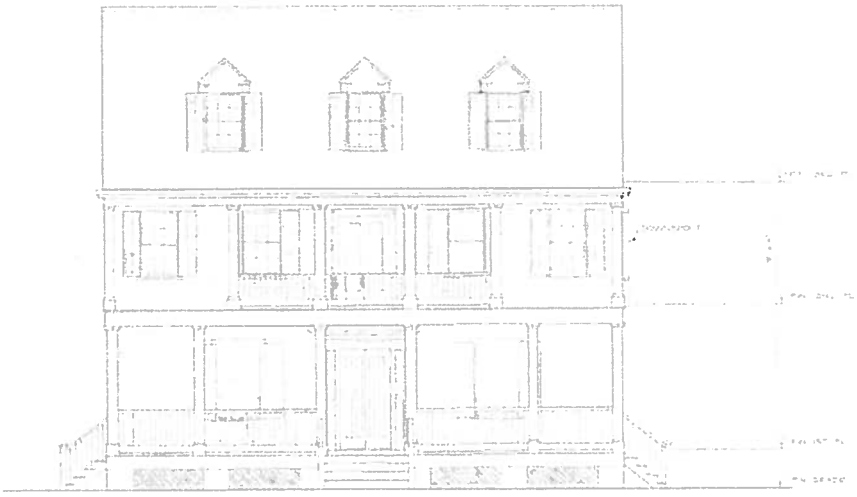


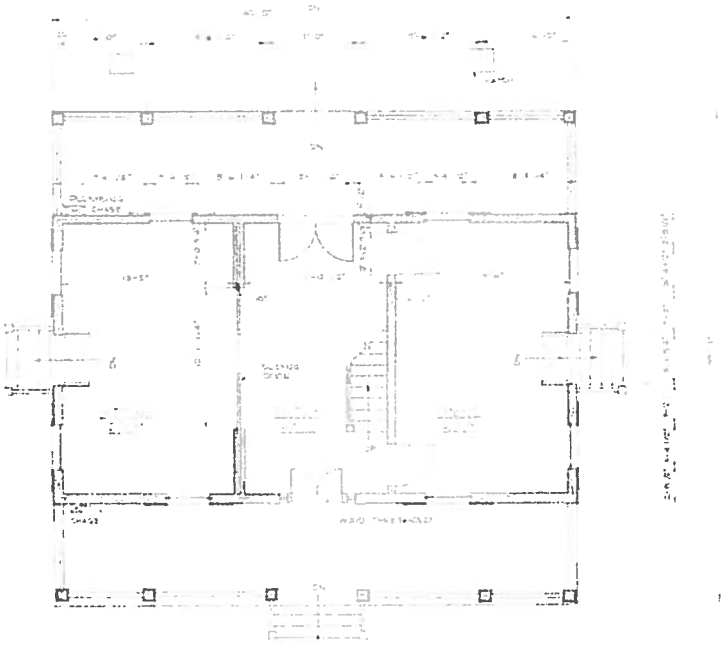
FLORIDA WOOD VERNACULAR

Key Examples

26

MARY PERRY HOUSE, PENSACOLA, FL: This slightly larger wood-framed Florida home also is based off of the Georgian floor plan (see Asa May house) A prominent side wing projects off of the central square plan to the left and provides a complimentary mass in the composition of the whole. As typical, the house is raised on the ground to allow the flooring materials to breathe. In contemporary construction, a masonry base could replace the wood platform provided proper measures are taken to ventilate the crawl space (e.g. flow-through vents) The detailing of the house is decorative but not classical.





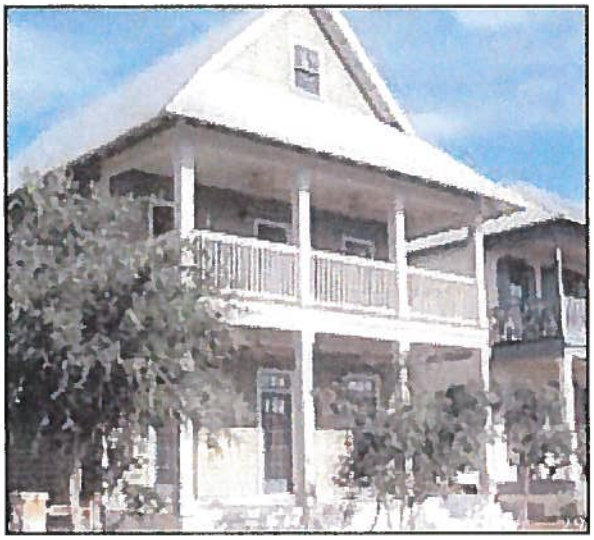
FLORIDA WOOD VERNACULAR

Key Examples

2.7

GEIGER (AUDUBON) HOUSE, KEY WEST, FL: The Audubon house is one of the more celebrated historic homes in Key West. Provided that modern amenities be incorporated, it remains a suburb model for a contemporary large-scaled Florida vernacular home. Porches dominate the design of the house. Two large first story porches occupy the front and rear of the house, while a second story "Sleeping porch," actually a loggia (porch contained within the mass of the house) can be closed off with shutters to add privacy to second story bedrooms. A third floor, primarily used in winter, is accented with gabled dormer windows. Notice the vertical proportions of the windows and the bay spacing on the porches; a stylistic must.

CORNER HOUSE, KEY WEST, FL: This Florida vernacular Key West home emphasizes the corner by chamfering the lower floor to face the street and wraps the porch around the two urban sides on the upper floor. Although most examples are symmetrical, it is not a rule, and this example shows a clever contextual response.



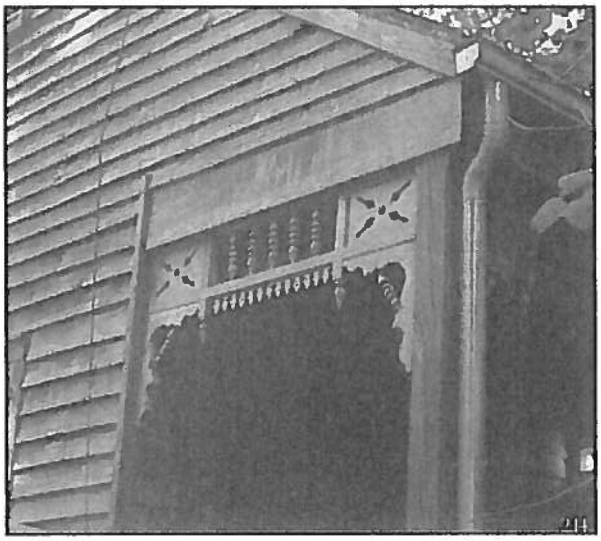
HOUSE, ROSEMARY BEACH, FL: Above is a very typical Florida wood vernacular home. Stacked porches are the main ordering element in the facade. A gable roof is oriented perpendicular to the street. This is typical of the style, although the gable can run parallel as well. The attic is occupied with an additional bedroom.

HOUSE, SEASIDE, FL: Seaside contains countless contemporary Florida vernacular homes, all with different interpretations of the style. Here, a side yard typology is utilized with a tower bedroom added to the composition. White corner boards provide contrast to the rich blue paint scheme. The entrance is clearly articulated.

SHOTGUN HOUSE, SAVANNAH, GA: The shotgun typology (long and narrow with front porch) is a simple example of Florida's wood vernacular style. The components are a raised base, covered porch, gable end facade and simple wood moldings around the doors and windows.

DENTIST OFFICE, JENSEN BEACH, FL: This beautiful example of the wood-framed vernacular is located in downtown Jensen Beach. Originally a single family home, it building has been converted to accommodate a dentist office. The textured siding and hipped gable ridge are variations to the style.

HOUSE, SEASIDE, FL: The Florida wood-framed vernacular is well suited for narrow lot configurations. This recently built house in Seaside also properly addresses the street. A picket fence denotes the threshold between the public and private realm. The porch is another component of this transition.



ORNAMENTAL DETAILING: A clear difference between the Florida cracker and the Florida wood-framed vernacular styles is the use of ornamentation. This elaborate bracket system is an example of the quality of craftsmanship once present in the region. This type of detailing is often referred to as "gingerbread."

MIXED USE BUILDING: Florida wood-framed vernacular is not limited to single-family homes. In this Florida example, a mixed-use building is influenced by the style. The composition combines two gable-ended structures connected by a lower mass and tied together with a continuous porch.

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No.

Site Name 420 Olive St., Palatka, FL 830 = = Survey Date 8011 820 = =

Address of Site: 420 Olive St., Palatka, FL 32077 905 = =

Instruction for locating

813 = =

Location: Merrydays (subdivision name) 20 (block no.) 1 (lot no.) 868 = =

County: Putnam 808 = =

Owner of Site: Name: Barady, Michael et ux ;

Address: 420 Olive St., Palatka, FL 32077

902 = =

Type of Ownership ~~private~~ 848 = = Recording Date 832 = =

Recorder:

Name & Title: Historic Property Associates ;

Address: 120 Lobelia Rd., St. Augustine, FL 32084

818 = =

Condition of Site: (Check One)
- ☐ Excellent 863 = =
- ☐ Good 863 = =
- ☒ Fair 863 = =
- ☐ Deteriorated 863 = =

Integrity of Site: (Check One or More)
- ☒ Altered 858 = =
- ☐ Unaltered 858 = =
- ☒ Original Site 858 = =
- ☐ Restored ( ) (Date:)( ) 858 = =
- ☐ Moved ( ) (Date:)( ) 858 = =

Original Use priv. residence 838 = =

Present Use priv. residence 850 = =

Dates: Beginning +1915 844 = =

Culture/Phase American 840 = =

Period 20th Century 845 = =

NR Classification Category: Building 916 = =

Threats to Site: (Check One or More)
- ☐ Zoning ( )( )( ) 878 = =
- ☐ Development ( )( )( ) 878 = =
- ☐ Deterioration ( )( )( ) 878 = =
- ☐ Borrowing ( )( )( ) 878 = =
- ☐ Transportation ( )( )( ) 878 = =
- ☐ Fill ( )( )( ) 878 = =
- ☐ Dredge ( )( )( ) 878 = =
- ☐ Other (See Remarks Below): 878 = =

Areas of Significance: Architecture 910 = =

Significance: Modest Frame Vernacular residence built between 1909 and 1915. Despite partially enclosed front porch, still contributes to the character of a well-defined historic neighborhood.

Source: Sanborn

911 = =

ARCHITECT _____ 872 = =

BUILDER _____ 874 = =

STYLE AND/OR PERIOD Frame Vernacular 964 = =

PLAN TYPE irregular 966 = =

EXTERIOR FABRIC(S) wood: weatherboard beaded with cornerboards 854 = =

STRUCTURAL SYSTEM(S) wood frame: balloon 856 = =

PORCHES S/1-story verandah with squared wood doric columns, screened 942 = =

FOUNDATION: continuous: concrete block 942 = =

ROOF TYPE: hip 942 = =

SECONDARY ROOF STRUCTURE(S): cross gable # front hip dormer 942 = =

CHIMNEY LOCATION: center: rear slope 942 = =

WINDOW TYPE: DHS, 1/1, wood 942 = =

CHIMNEY: brick with corbelled cap 882 = =

ROOF SURFACING: metal sheet: 3-V crimp 882 = =

ORNAMENT EXTERIOR: wood 882 = =

NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 1 950 = =

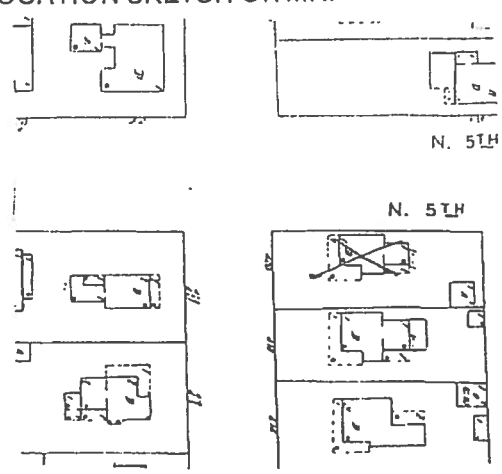
NO. OF DORMERS 1 954 = =

Map Reference (incl. scale & date) USGS Palatka 7.5MIN 1968 809 = =

Latitude and Longitude: ° ' " ° ' " 800 = =

Site Size (Approx. Acreage of Property): 833 = =

LOCATION SKETCH OR MAP N



Township	Range	Section
T10S	R27E	42

812 = =

UTM Coordinates:

17 438850 3280110 890 = =

Zone Easting Northing

Photographic Records Numbers _____ 860 = =

Contact Print

Certificate of Appropriateness
HB 13-07
611 & 623 Laurel St.

STAFF REPORT

DATE: February 1, 2013

TO: Historic Preservation Board members

FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

This Certificate of Appropriateness (COA) application is for a new storage shed and an (existing) fence. Public notice included letters to adjacent property owners within 150 feet and posting of the property.

APPLICATION BACKGROUND

611 and 623 Laurel Street are located in the South Historic District, an historic neighborhood dominated by Frame Vernacular architectural style homes built between 1994 and 1930, but also with a diverse minority of other architectural styles including Bungalow, Colonial Revival, and Queen Anne. The period of significance of the district dates to the Victorian era of the late 19th century and runs up to the Second World War.

Per Sec. 54-78(a) of the Palatka Code, under Article III Historic Districts, a Certificate of Appropriateness (COA) is required to erect, construct or alter a structure or sign located in a historic district. The shed and fence are structures and are subject to the COA process. The Applicant is the owner of 611 Laurel St. and has received approval to place the shed and fence on the adjacent property (623 Laurel St.) from that owner.

The Applicant/property owner lives in on the second floor of 611 Laurel St. and has a business in the first floor of this building, which according to Property Appraiser records was built in 1947. The building is considered to be a non-contributing structure in the context of the South Historic District. The proposed storage shed is an approximately 144-square foot wooden pre-fabricated structure with a front-facing metal gambrel roof, wide front door, side and front wood, and a front porch. As it would be enclosed with a privacy fence, its visibility will be limited.

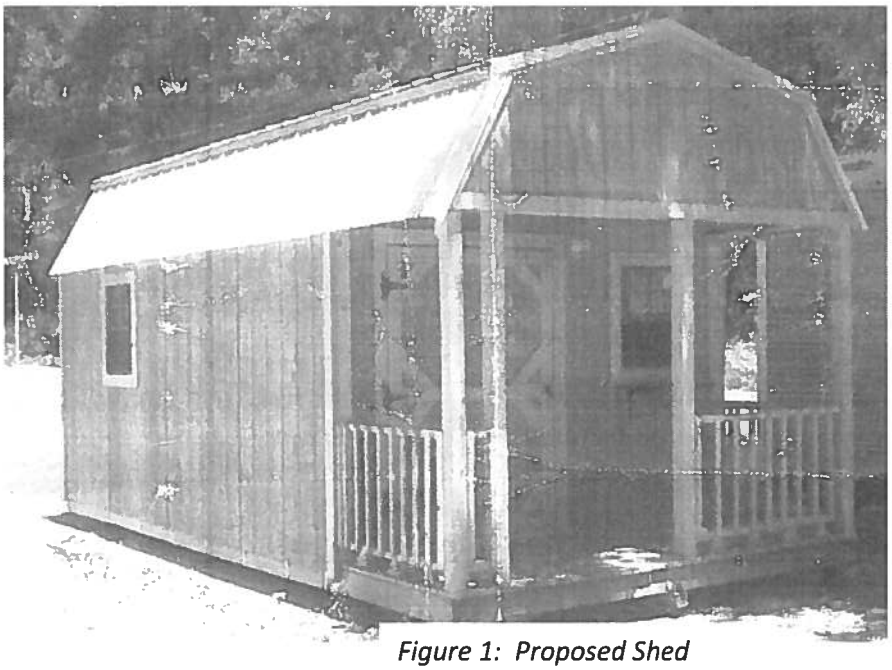


Figure 1: Proposed Shed

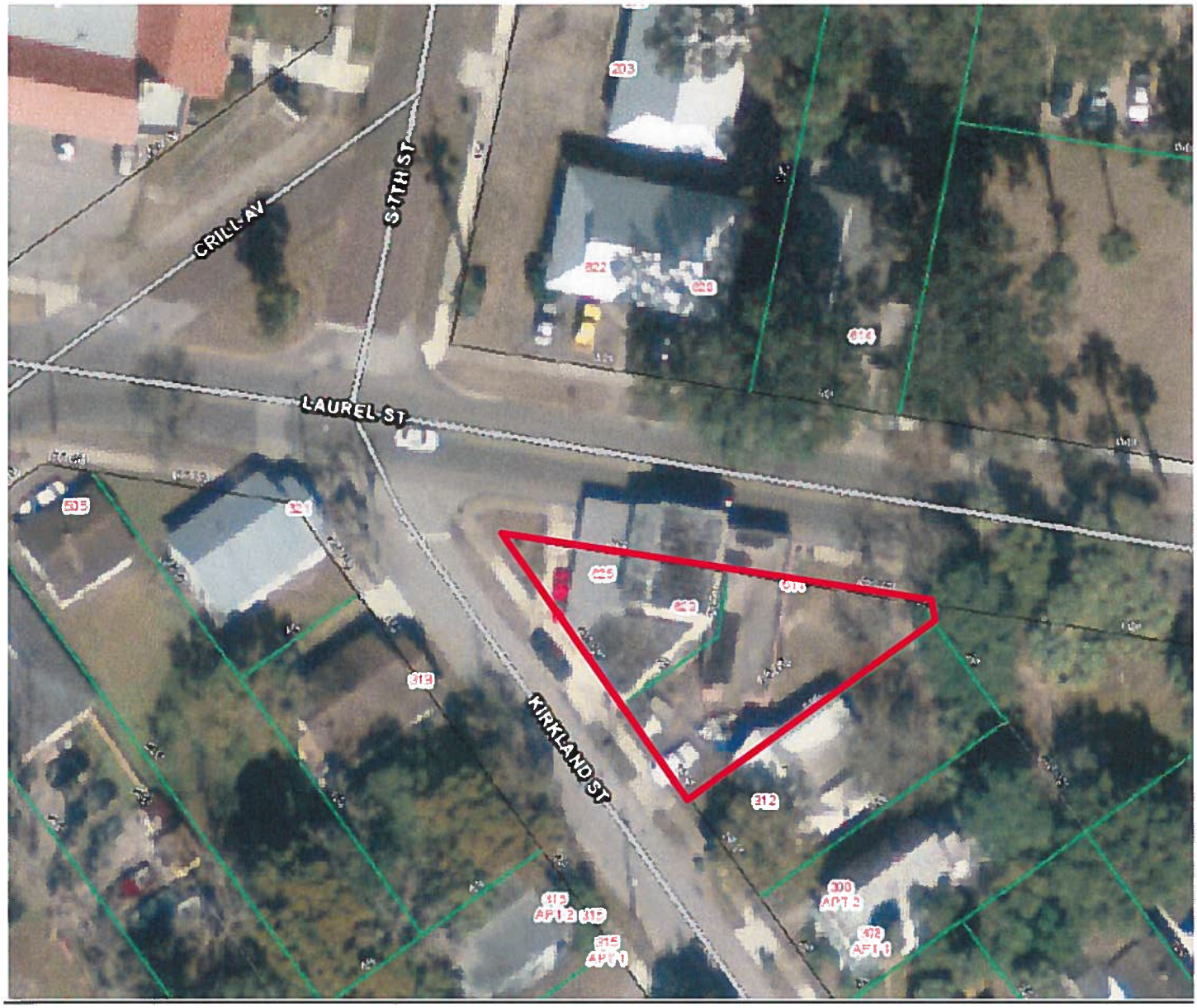


Figure 2: Property Location

Figure 3: Building from Laurel St. (shed/fence to rear)

Figure 4: Fence and Shed Location

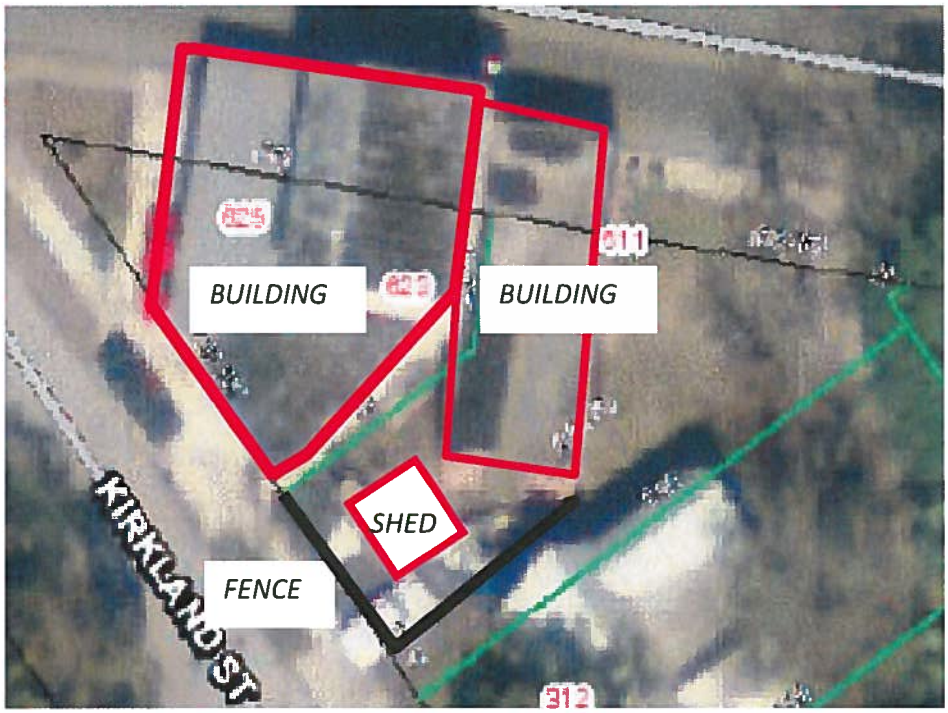


Figure 5: Shed and Fence Location

PROJECT ANALYSIS

The following section of the report evaluates the application in light of applicable COA review criteria.

Section 54-79(a), General considerations, requires the board to consider the design and appearance of the structure, including materials, textures and colors.

STAFF COMMENTS:

New Storage Shed. the Applicant is utilizing exterior materials for the shed that are similar to those used for the house, including wood siding, a metal roof, and vertical windows. This provides for a base level of compatibility with vicinity structures including the principal house. The vertical siding, wide door, and gambrel gable roof are not compatible with exterior materials and design of the historic time period, but would not provide a jarring contrast with vicinity structures, particularly given the screening provided by the privacy fence.

Privacy Fence. While the wood material of the existing and proposed privacy fence is compatible with historic wood fences, the opaque appearance and design are not in keeping with historic fence design.

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.

Secretary of the Interior's Standards for Rehabilitation # 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF COMMENTS: The Applicant's actions will not destroy historic materials. The structure on the property is a non-contributing and non-historic building, and the shed will be mostly screened from public view with the fence.

(# 9 cont'd) Fence: applicable parts of the Secretary of the Interior's Standards regarding Building and Site Design apply to "designing and constructing a new feature of a building or site when the historic feature is completely missing, such as an outbuilding, terrace, or driveway." Ideally this design should be based on historical, pictorial, and physical documentation; if not it should be a new design that is compatible with the historic character of the building and site.

STAFF COMMENTS: As noted, the replacement privacy fence is incompatible. However as the Board has decided with other recent cases, privacy fences are appropriate in the rear or side yards and where they do not obscure historic facades.

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 COMMENTS: The somewhat-incompatible shed is largely screened from public view by the fence to the west and the building to the east and does not detract from the surroundings and the historic district as a whole. The fence, as required by code, will need to be maintained in good condition to not present a blighting influence on the area.

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 COMMENTS: While the shed is a modern, prefabricated structure its exterior material and general appearance is not incompatible with the appearance of historic structures in the vicinity.

STAFF RECOMMENDATION

Staff recommends approval of COA HB 13-07 for a storage shed and existing fence in the rear yard of 623 Laurel Street.