



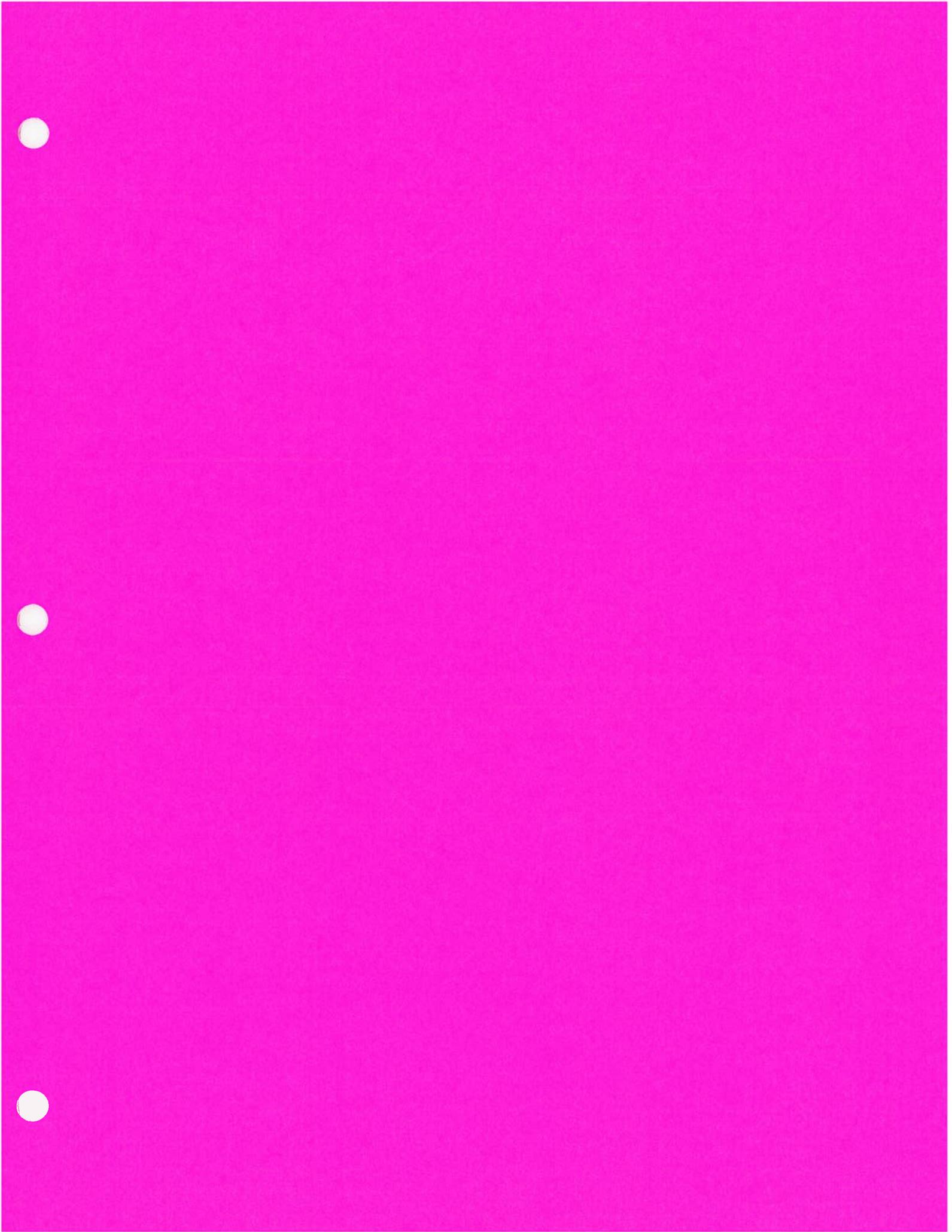
HISTORIC PRESERVATION BOARD

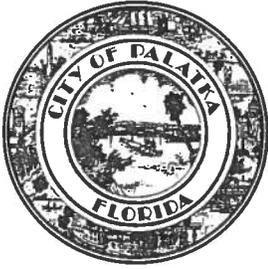
AGENDA

April 4, 2013 - 4:00 PM

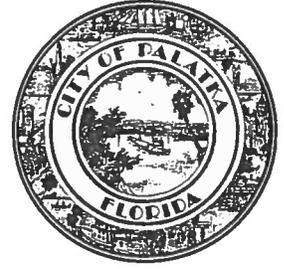
1. **Call to Order**
2. **Roll Call**
3. **Approval of March 7, 2013 Minutes**
4. **Appeal Procedures**
5. **OLD BUSINESS - None**
6. **NEW BUSINESS-**
 - A. **Case:** 13-10
Address: 616 Kirby St.
Parcel Number: 42-10-27-6850-0420-0060
Applicant: Breanna Pierce
Request: Add a front porch with stoop, replace front door, add fish scale detail to the north side of home to match the south side, raise pitch of roof & screen in back porch, close in existing lento shed with wood siding to match home and to add operable wood shutters to façade around all windows.
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





City of Palatka
Building & Zoning
201 N. 2nd Street
Palatka, Florida 32177
386-329-0103 • Fax 386-329-0172



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 3rd 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 2nd 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 1st 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 1st 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.

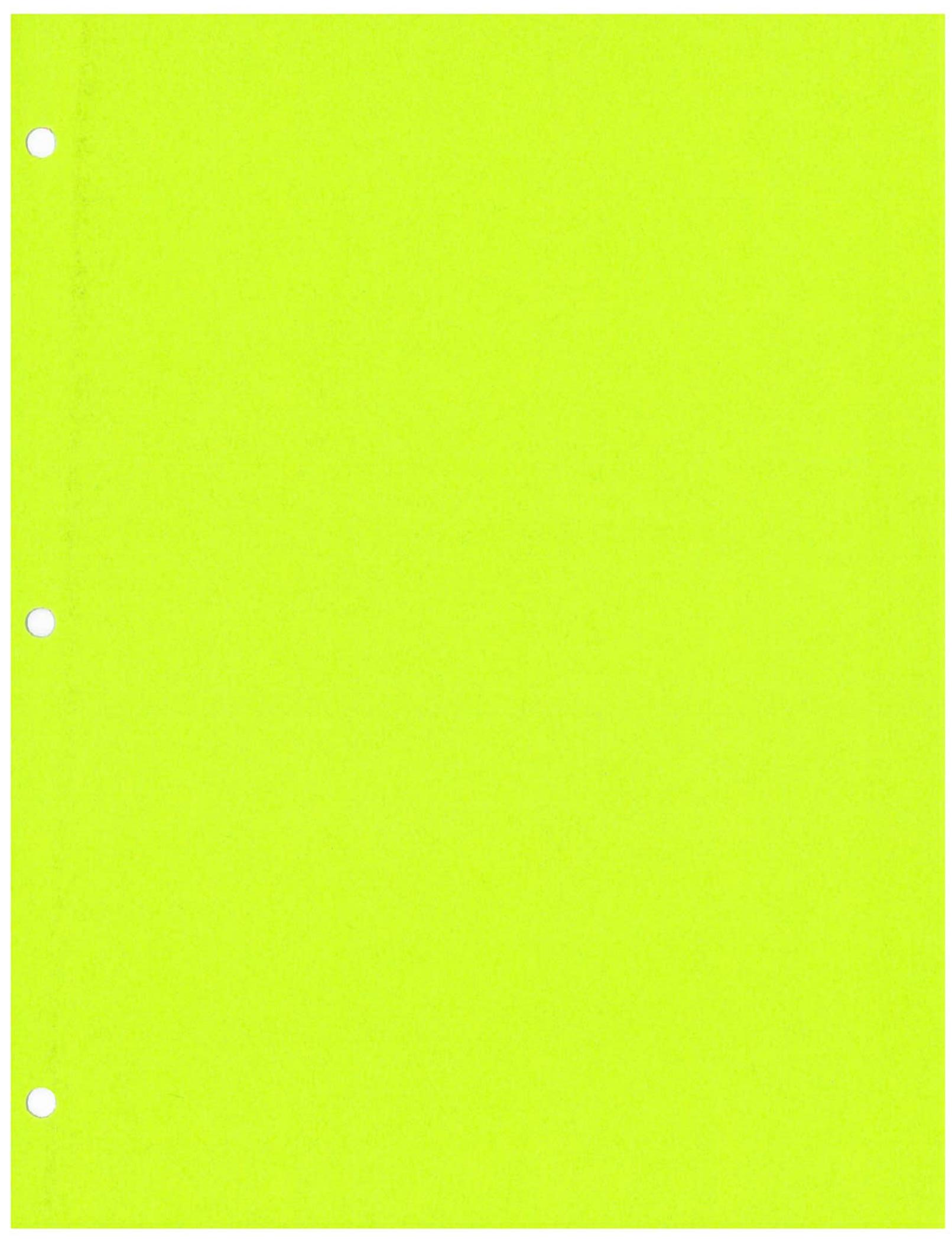
Mr. Crowe said the bike path was approved by the City Manager and cannot be changed.

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



Certificate of Appropriateness HB 13-10 616 Kirby St.

STAFF REPORT

DATE: March 29, 2013

TO: Historic Preservation Board members

FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

This application includes the following exterior alterations that are regulated by the Board:

- Installation of storm shutters
- Addition and repair of gutters
- Replacement of existing front porch with larger porch
- Elevation of top front step
- Addition of handrails along front steps
- Front door replacement
- Installation of fish scale siding and trim to north gable
- Roof and screen in back deck
- Front picket fence

Public notice included property posting and letters to nearby property owners (within 150 feet).



Figure 1: Property Location

APPLICATION BACKGROUND

The property is located in the South Historic District, an historic neighborhood that includes a diverse collection of architectural styles from simple bungalows and cottages to Queen Anne Victorian-style homes. The period of significance of the district dates back 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 Florida Master Site File for the house indicates that this Frame Vernacular-style home was built 1897. The Site File notes that the building is unaltered and notes the “paired double hung sash flank central door and covered entrance porch, composing a formal street façade simple and balanced.” The MSF notes that the home is “diminutive but with characteristics of material, construction and design consistent with and contributing to well defined historic residential district.” The Applicant has provided a differing view from this, claiming that the original porch went across the full front façade of the house. The 1897 Sanborn Map, shown in Figure 2, appears to show a side porch that wraps around the north front of the house, but it is difficult to tell if that porch continues in the front. So there is some question as to whether the current porch is an original feature. It is of note that the house next door is very similar in design and it has a full front porch.

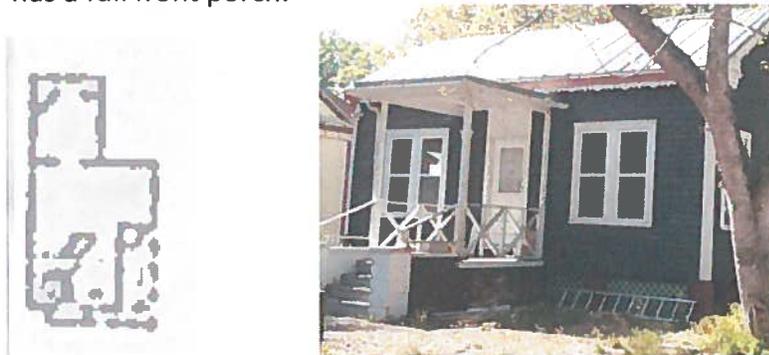
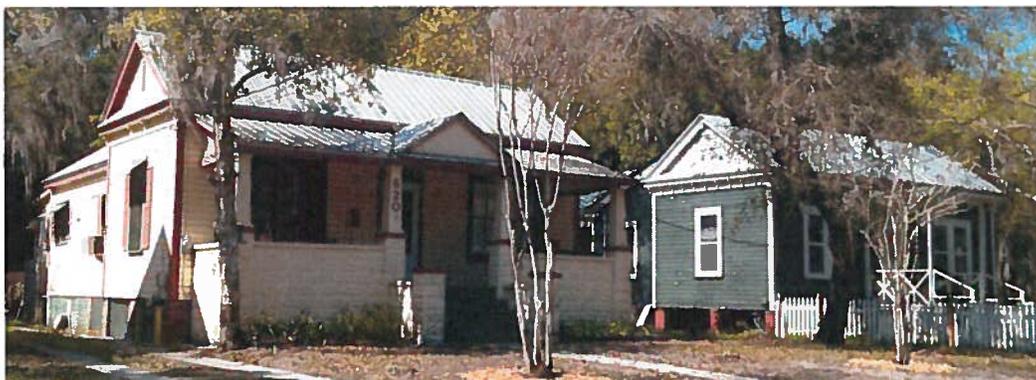


Figure 2: 1897 Sanborn Map detail of house. Figure 3: current porch. Figure 4 (below): 620 & 616 Kirby



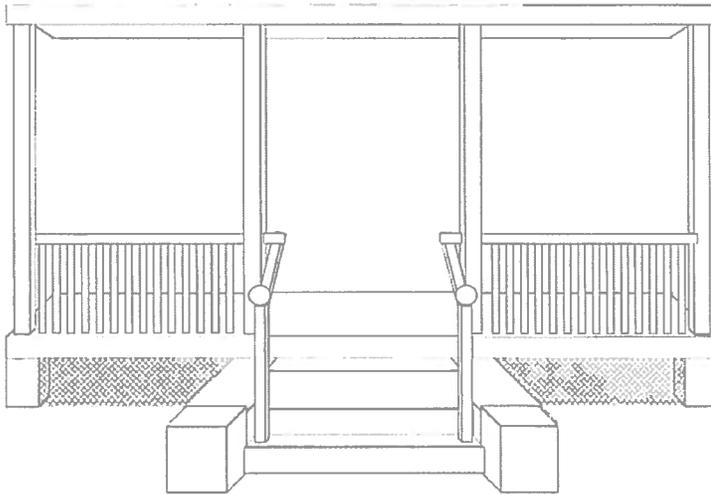


Figure 5: Proposed front porch

PROJECT ANALYSIS

The following section of the report evaluates the application in light of applicable COA review criteria. The criteria for consideration are shown below in italics.

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

Alterations/Additions to Historic Buildings: The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces.

If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed.

Recommend locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

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.*
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:

Storm Shutters. Several sources, including the City of Punta Gorda's Historic Guidelines (attached), note that shutters were typically not used on frame vernacular buildings. Understanding that the Applicant is requesting these for functional and safety reasons, Staff would not oppose the use of such shutters as they are pictured, simple and unadorned, designed to cover the whole window, and further recommends that they be painted the same color as the house color so as not to attract attention.



Figure 6: Proposed shutters

Gutters. Gutters were utilized in the historic time period. Staff recommends that such gutters be half-round with round downspouts.

Front porch. It is not clear what the original front porch configuration was. Staff supports the full front porch as it is in keeping with the architectural style and is common with other historic homes in the vicinity, including the neighboring home (620).

Top front step. Staff supports this as a safety measure that does not result in any visual detractor from the home's appearance.

Front steps handrails. Staff supports simple and unadorned hand rails, which are in keeping with the architectural style of the house and provide a measure of safety.

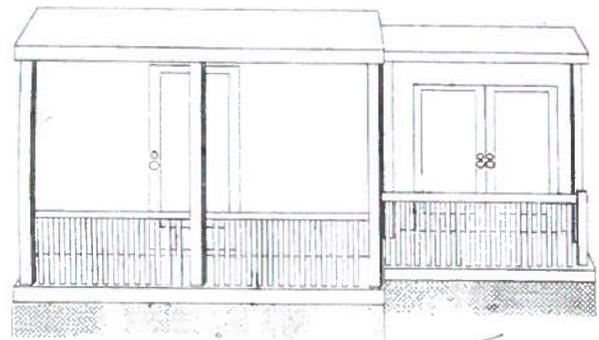
Front door. The proposed front door is in keeping with the simple and unadorned Frame Vernacular architectural style. Staff has no objections.



Figure 7: Existing & Proposed Front Door

North gable fish scale siding and trim. Staff supports the addition of fish scale shingles and trim that matches the existing historic elements on the south gable.

Back deck enclosure. The applicant is utilizing exterior materials that are similar to those used for the house for the screened enclosure addition, including vertical wood supports, a metal roof, and standard screening and roof shingles. The addition is hidden in the rear of the home.



Back Porch (Front View)



Back Porch (Side View)

Figure 8: Proposed Rear Enclosed Porch

Front Picket Fence. The applicant is requesting after-the-fact approval for a picket fence. Staff recommends with the condition that all of the fence, including the posts, be painted white.



Figure 9: Picket Fence

STAFF RECOMMENDATION

Staff recommends approval of COA HB 13-10 for the following actions as presented by the Applicant.

- Installation of storm shutters
- Addition and repair of gutters
- Replacement of existing front porch with larger porch
- Elevation of top front step
- Addition of handrails along front steps
- Front door replacement
- Installation of fish scale siding and trim to north gable
- Roof and screen in back deck
- Front picket fence

Staff further recommends the following:

- Shutters shall be simple and unadorned, designed to cover the whole window, and be painted the same color as the house color so as not to attract attention.
- Gutters shall be half-round with round downspouts.
- Front porch hand rails shall be simple and unadorned.
- All elements of picket fence to be painted white.

*Attachments: Florida Master Site File
Applicant documentation*

FLORIDA MASTER SITE FILE
 Site Inventory Form

FDAHRM 802 = =
 1009 = =

Site Name 616 Kirby St., Palatka, FL 830 = = Site No. _____
 Survey Date 8012 820 = =
 Address of Site: 616 Kirby St., Palatka, FL 32077 905 = =
 Instruction for locating _____

Location: Palatka 42 pt. 6 813 = =
subdivision name block no. lot no. 868 = =

County: Putnam 808 = =

Owner of Site: Name: Meeks, Donna L. ;
 Address: 616 Kirby St., Palatka, FL 32077

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: Integrity of Site: Original Use priv. residence 838 = =

<p>Check One</p> <p><input type="checkbox"/> Excellent 863 = =</p> <p><input checked="" type="checkbox"/> Good 863 = =</p> <p><input type="checkbox"/> Fair 863 = =</p> <p><input type="checkbox"/> Deteriorated 863 = =</p>	<p>Check One or More</p> <p><input type="checkbox"/> Altered 858 = =</p> <p><input checked="" type="checkbox"/> Unaltered 858 = =</p> <p><input checked="" type="checkbox"/> Original Site 858 = =</p> <p><input type="checkbox"/> Restored() (Date: X) 858 = =</p> <p><input type="checkbox"/> Moved() (Date: X) 858 = =</p>	<p>Present Use <u>priv. residence</u> 850 = =</p> <p>Dates: Beginning <u>+1897</u> 844 = =</p> <p>Culture/Phase <u>American</u> 840 = =</p> <p>Period <u>19th Century</u> 845 = =</p>
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NR Classification Category: Building 916 = =

Threats to Site:

Check One or More

Zoning(X) 878 = = Transportation(X) 878 = =

Development(X) 878 = = Fill(X) 878 = =

Deterioration(X) 878 = = Dredge(X) 878 = =

Borrowing(X) 878 = =

Other (See Remarks Below): _____ 878 = =

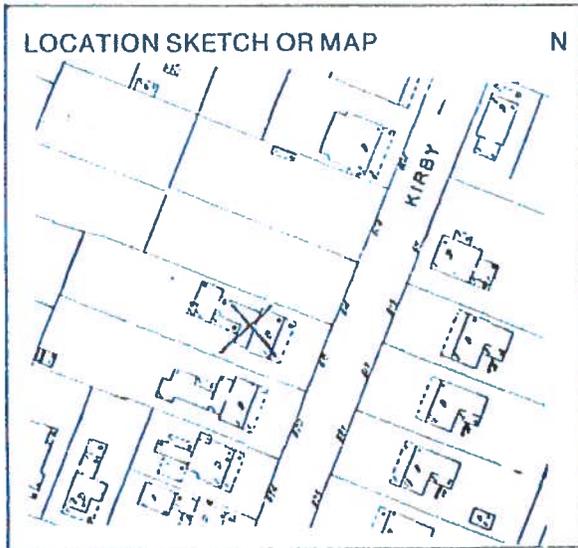
Areas of Significance: Architecture 910 = =

Significance: Modest Frame Vernacular residence built in the 1892-1897 period. Paired double hung sash flank central door and covered entrance porch, composing a formal street facade simple and balanced. Gabled roof parallel to street. Diminutive but with characteristics of material, construction and design consistent with and contributing to well defined historic residential district.

Source: Sanborn

911 = =

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 856 ==
 PORCHES S/1-story, 1-bay wood posted entry porch on center flat roof with
ornamental windows walk above, full height blinds on door 942 ==
 FOUNDATION: piers: brick, open 942 ==
 ROOF TYPE: gable 942 ==
 SECONDARY ROOF STRUCTURE(S) porch roof 942 ==
 CHIMNEY LOCATION: N: lateral slope 942 ==
 WINDOW TYPE: DIIS, 1/1, wood, paired 942 ==
 CHIMNEY: brick 882 ==
 ROOF SURFACING: metal, sheet: 5-V crimp 882 ==
 ORNAMENT EXTERIOR: wood 882 ==
 NO. OF CHIMNEYS 1 952 == NO. OF STORIES 1 950 ==
 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	438270	3279300	890 ==
Zone	Easting	Northing	

Photographic Records Numbers _____ 860 ==

Contact Print

