



Historic Preservation Board Agenda May 1, 2014 - 4:00 PM

1. **Roll Call**
2. **Approval of the February 20, 2014 Minutes**
3. **Appeals Procedures**
4. **New Business**
 - A. **Case:** 14-04
Address: 301 River St.
Parcel Number: 42-10-27-6850-0000-0010
Applicant: City of Palatka, Jonathan Griffith
Request: New Construction of a water taxi terminal and public restrooms (redesigned)
5. **Discussion Items**
 - A. Zoning Code Changes to further preservation of large and obsolete historic buildings
 - B. Enhanced code enforcement measures for historic districts.
6. **Other Business**
7. **Adjourn**

Table 1. Mean (SD) age, height, weight, and body mass index (BMI) of the 100 children in the study

Age (years)	Height (cm)	Weight (kg)	BMI (kg m ⁻²)
7.0 (0.2)	120.2 (5.2)	23.1 (4.2)	15.9 (2.1)
8.0 (0.2)	130.2 (5.2)	30.1 (5.2)	18.5 (2.5)
9.0 (0.2)	138.2 (5.2)	38.1 (6.2)	20.3 (2.8)
10.0 (0.2)	145.2 (5.2)	45.1 (7.2)	21.4 (3.1)
11.0 (0.2)	152.2 (5.2)	52.1 (8.2)	22.4 (3.4)
12.0 (0.2)	158.2 (5.2)	59.1 (9.2)	23.5 (3.7)
13.0 (0.2)	165.2 (5.2)	66.1 (10.2)	24.2 (4.0)
14.0 (0.2)	172.2 (5.2)	73.1 (11.2)	24.8 (4.3)
15.0 (0.2)	178.2 (5.2)	80.1 (12.2)	25.3 (4.6)
16.0 (0.2)	185.2 (5.2)	87.1 (13.2)	25.7 (4.9)

2.2.2. *Physical fitness and body composition*

Physical fitness was assessed using the 20-m shuttle test, a 10-min test of aerobic capacity. The test was performed on a flat, level surface and consisted of 20-m runs back and forth between two lines 20 m apart. The test was performed at a pace of 1.5 m s⁻¹ and the time taken to complete the test was recorded.

Body composition was assessed using the 4-site skinfold thickness measurement technique. The four sites measured were the triceps, biceps, subscapular and iliac crest.

Body mass index (BMI) was calculated as weight (kg) divided by height (m) squared.

Physical fitness and body composition were measured at the beginning and end of the study.

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2.2.3. *Physical activity and sedentary behaviour*

Physical activity and sedentary behaviour were assessed using the 7-day diary method. The diary was completed by the children and their parents.

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HISTORIC PRESERVATION BOARD CITY OF PALATKA

Minutes for the February 20th, 2014 Meeting

The Historic Preservation Board meeting was called to order by Chairperson Robbie Correa at 4:06 pm. Other members present included Larry Beaton, Lynda Little Crabill, Meri Rees, Elizabeth VanRensburg, and Laura Schoenberger. The following members were absent: Robert Goodwin, and Gilbert Evans Jr.

Staff present: Planning Director Thad Crowe, Recording Secretary Ke'Ondra Wright, and Project Manager Jonathan Griffith.

Motion made by Ms. Schoenberger to approve the March 7, 2013 minutes, seconded by Ms. Crabill. All present voted affirmative, motion passed.

Appeals Procedure- Chairperson Correa read the appeals.

NEW BUSINESS-

Case: HB 14-04
Address: 301 River St.
Parcel Number: 42-10-27-6850-0000-0010
Applicant: City of Palatka, Jonathan Griffith
Request: New construction of a water taxi terminal and public restrooms.

Mr. Crowe briefly discussed his recommendations in his staff report. Only a few cases of new construction have been before the board. The new construction standards are pretty open-ended and leave a lot of flexibility for the board. The intent is to meet a middle ground between a design extreme of something that really clashes and contracts with the historic environment around it and on the other extreme a design that mimics history. The end result is something in the middle that is not going to show up the wonderful historic buildings around it and at the same time will fit in and bear some resemblance to what's around it. This leaves a lot of "wobble room." Staff provided suggestions for two design options for the project architect, one being the traditional downtown masonry vernacular style building and the other being more of the residential wood frame, cracker style, more typical in the South Historic District. Either style was fine but Staff preferred the downtown style as this would be a retail building. This is not to say the board has to go in this direction but this is what staff recommends.

Mr. Crowe referenced the renderings on the second page of the staff report. The design included many windows, especially towards the river, awnings over the entrances and over the river side of the buildings, and the tower features. Staff recommended reducing the number of window muntins and providing a storefront window for the terminal building as this is a building with a retail function. Staff also recommend that the towers be sized down to the scale of the building and be integrated more into the building so they won't be a separate feature. Staff does have a problem with accentuating the entrance but it is out of scale to the building. The awning on the river side of the building extends ten feet on the side to allow for outdoor dining and gathering space. This would be an excellent addition to this area. Mr. Crowe said that the applicant and Mr. Griffith are here to talk about the application as well. Ms. Scheonberger asked why the City did not consider a solid structure like the building in the 300 block. Mr. Crowe replied that either design would be fine, but there are cost considerations and public resources to be considered as well.

Mr. Griffith, in response to the question from Ms. Scheonberger, replied that a 10 feet deep awning or a shed awning would be appropriate, but not a cloth awning. This would require a post. A balcony is not functional with a single structure. This project is related to the revitalization effort.

HISTORIC PRESERVATION BOARD CITY OF PALATKA

Jan Smith, with Smith McClary Architects, Jacksonville Beach, Florida (Architects for the City of Palatka), told the Board that her firm had been working with the City of Palatka for one month. The firm researched some of the characteristics and qualities of the downtown and Palatka. The history of the Cypress Mill was significant and everybody liked the idea of wood materials for the building exterior. Ms. Smith gave a brief presentation showing the proposed design for the buildings.

Chairperson Correa opened the floor for public comments.

Anthony Harwell, 322 Madison St Palatka Florida 32177 Mr. Harwell made a brief presentation regarding the Human Environment (file). He did not believe that the design approached the level of quality public architecture that was desired. Chairperson Correa thanked Mr. Harwell and closed the floor for public comments.

Ms. Schoenberger asked Mr. Harwell if he had any recommendations. Mr. Harwell answered no, he only had a critique.

Mr. Griffith stated that if there are any recommendations the City would gladly take them. Ms. Schoenberger would like to know exactly where the buildings are going at the river. Mr. Griffith showed the location of the buildings. Chairperson Correa asked if the 2 existing structures are being demolished at the Riverfront Park. Mr. Griffith answered affirmative including the pavilions.

Ms. Rees asked what the riverfront view and the parking lot view of the buildings would be. Ms. Smith replies that the primary entrance would be from the water side of the building. Chairperson Correa replied you park in the back and enter through the front. Ms. Smith replied in the affirmative.

Ms. Smith stated the design on the top part of the building will be brick that has some type of coping around it. The brick would also have some type of detail. Ms. Smith discussed the different types of brick material. Chairperson Correa replied that the building looks like it would be inviting from the river part of the building and is it possible to improve the rear building to be more inviting.

Mr. Crowe advised the board Staff did not get the benefit of seeing the rear elevations. Mr. Griffith would like to show the board the presentation doesn't show proposed landscaping that will soften the rear elevation. Additional tree islands will include large oak trees, red maples, landscaping, and implantation of paving patterns will also be utilized.

Board members then discussed the south elevation garage door, noting that it was an uninviting feature. Ms. Smith replied that we could explore alternatives. Chairperson Correa doesn't think it would be desirable. Mr. Crowe asked if there were any alternatives to the roll up door and is there something we can do to make not so industrial and unattractive. Ms. Smith responded that a different type of door could be added.

Marlene Rogers, 329 River St, noted that from a security standpoint a roll up door will be a little more secure. Mr. Crowe commented that a roll up door signifies crime and danger. Chairperson Correa thinks it gives a poor image to that area, and she hoped that the City would look for some alternatives that are equally secure. Maybe if the roll up garage door was painted or had some designs on the door it would help the appearance problem. Ms. Smith could do a heavy steel door or pairs of doors if that is desirable.

HISTORIC PRESERVATION BOARD CITY OF PALATKA

Discussion was brought up about the projection of the cost for the two buildings and if there are tenants lined up for the water taxi and restaurant. Mr. Griffith replied that the City has a RFP out for the buildings (contracting with the Boathouse Marina). Water Taxis are funded to be a ferry service to go to five stops on a scheduled route. The City is working with FDOT to also allow for an on demand service. The City has included a television and video device within one of the water taxis so there is a connection to the Wetlands Education Center.

Ms. VanRensburg would like to know is the basic charge of the Board is today. Chairperson Correa replied that the charge is to approve the design with some slight recommendations and modifications, but the core design. Mr. Crowe reminded the board this is a changing design and the board can lay out some alternatives, perimeter and provide flexibility.

Mr. Beaton said that the bricks are nice. He noted that Mr. Harwell's presentations refer to the wood construction of Downtown Palatka buildings prior to the fire of 1884. After this time there was a distinct change of construction to brick construction. Mr. Beaton is concerned about looking at the back of buildings with shrubbery, can something be done to make these buildings look more attractive for people driving by. Mr. Griffith replied that the City will make every effort to basically hide the any aspect of the back of the house operations for these facilities.

Mr. Beaton asked about the origin of the towers. Ms. Smith said that they looked at historical photographs as inspiration for the tower design. She added that the towers have been removed.

Board members questioned if windows could be put on the back side of the buildings or even something with the appearance of windows. Ms. Smith said would not like to do fake windows, but we can use other architectural elements. Ms. Smith can incorporate some windows in the buildings.

Mr. Griffith summarized the Board's suggestions: consider adding an awning to the roll up door and also a wall graphic on that rear wall that depicts the docks. He added that the city would also consider another kind of door instead a roll up door. The roof would remain a flat roof.

Chairperson Correa stated if this application is approved, it would be approved on the basic concept and come back to the board with slight modifications. Mr. Griffith answered the exterior materials are also being used in the wetlands education center, while the City is not trying to replicate and make the buildings identical, there is a need for similar materials.

Ms. Rees asked how many people could dine out on the front of the restaurant. Ms. Smith replied 20 outside and 40 inside. Ms. Rees asked if there was somewhere the spectators could go and wait on the water taxis. Mr. Griffith replied in the affirmative.

Ms. Scheonberger asked if there was an estimate for the overall projected cost. Ms. Smith replied that she does not have an order of magnitude for the buildings, but the mandate was to budget and work within the amount of \$450, 000.

Ms. VanRensburg said she would like to make a motion to approve the current conceptual design assuming that it will move forward from here with City's guidance. Mr. Griffith would suggest that the board list the elements desired by the Board so there is more clarity

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Ms. VanRensburg said those elements included changing the roll out door to something with an improved appearance; and some type of window (not fake store front window) for the rear of the property. Chairperson Correa thinks it should be a yes or no instead of saying possibly. The board needs to be definitive. Mr. Griffith stated the City is open to another metal shed awning over the rear door that will add some detail to the elevation. The City is not agreeable to fake windows. The City would like to bring some additional detail to the façade. He suggested that the City would either replace the door with something that has more detail or keep the door for security concerns and do a painted sign to the additional goose neck lighting on that façade, so it would soften the industrial look of the door. Mr. Crowe stated we have an option to give the City some direction and then come back for a final approval, but it would be helpful to give the City some direction. Mr. Griffith said he would take the Board's suggestions and incorporate something that is more acceptable based upon the design standards and bring them back to the board at the next scheduled meeting.

Motion- made by Ms. VanRensburg to either replace the rear roll-out door, or add an awning or possibly a plant treatment, or add windows to that elevation; and that the City move forward without having to come back to the Board as long as the City is following the general guidelines. The motion was seconded by Mr. Beaton and with discussion. Discussion turned to what would be acceptable in the way of windows. Does the size of the building limit having higher windows? Ms. Smith said it would be possible to include windows. Ms. VanRensburg requested to amend her motion to include possible higher transom windows. Motion seconded by Mr. Beaton. All present voted in the affirmative, motion passed.

OTHER BUSINESS - No other business.

Adjourn- meeting was adjourned at 5:10pm

**Certificate of Appropriateness
HB 14-04 (New Construction)
301 River St.**

STAFF REPORT

DATE: April 24, 2014
TO: Historic Preservation Board members
FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

This application is a COA for a new terminal building located within the south section of the Riverfront Park. These buildings will replace the existing restroom building. The Board approved a proposal for the same project, then including two separate buildings that have been combined into one. Courtesy public notice included property posting, and letters to nearby property owners (within 150 feet).



Figure 1: Property Location

APPLICATION BACKGROUND

Per Sec. 54-78(a) of the Palatka Municipal 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. As shown in the illustrations below, the two buildings most resemble simple red brick commercial vernacular buildings that are commonplace in the historic downtown area. Building entrances are treated with shed awnings that provide weather protection and also an element of architectural interest. The building is oriented to the river, with multiple windows and entrances facing that direction. A side gable faces north and south. Figure 1 shows the "land-side" or west elevation, which was an element of concern for the Board due to its lack of architectural appeal. The building now has a gabled roof, sloping toward the river and toward River St., formerly planned as a flat roof. Additions to the west elevation include an entrance awning with wood post columns, a double storefront door, and a wall sign help to improve the building's appearance.

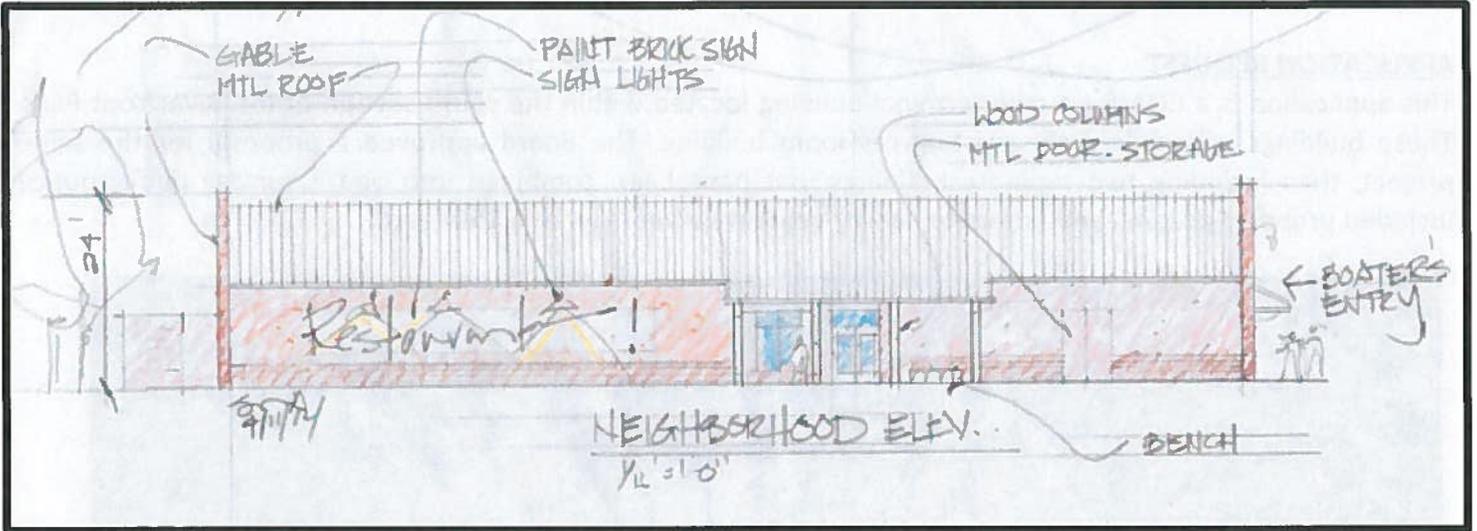


Figure 2: Building Elevations

The riverfront elevation is similar to what was previously submitted, except for the gable roof sloping toward the river. In addition awning area has been reduced to just around the entrance area and the restaurant area on the north end of the building.

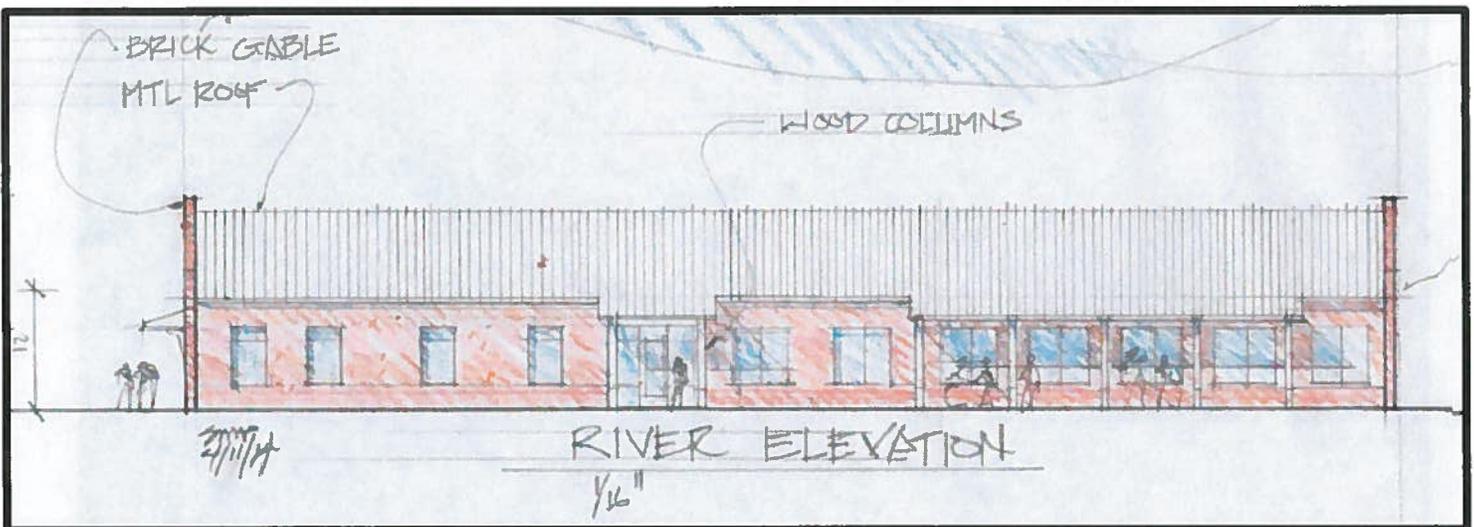


Figure 3: River/East Elevation

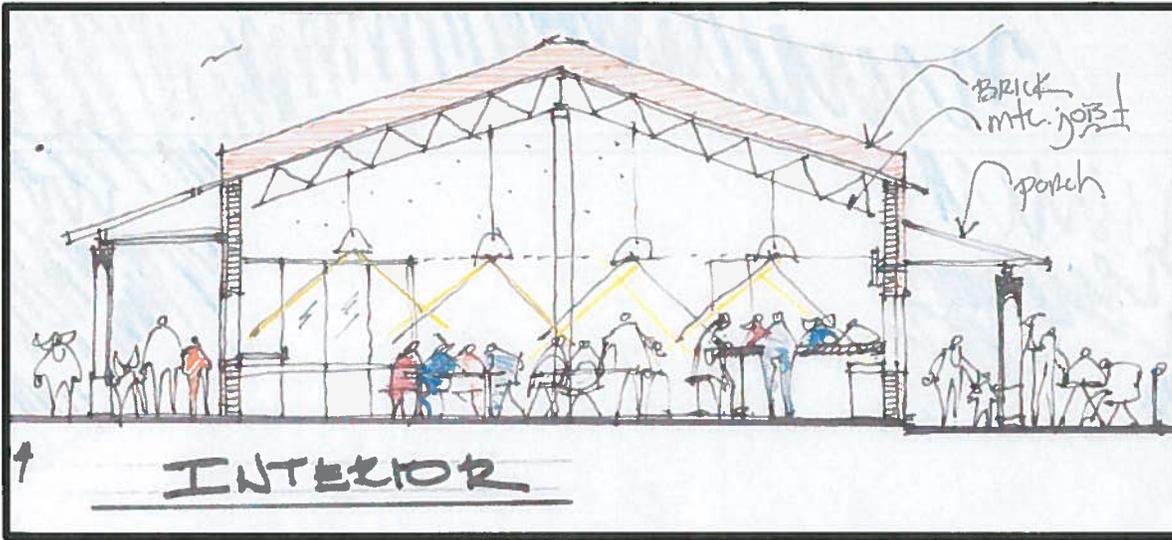


Figure 4: South Elevation

PROJECT ANALYSIS

The following section of the report evaluates the application in light of applicable COA review criteria from the City's Municipal Code.

1. *The decision to issue or not to issue the certificate shall be based on the conformance of the proposed work to the Secretary of the Interior's Standards for Rehabilitation.*

Staff comment: The Secretary's Standards do not have a stand-alone section on new construction; therefore the excerpts below pertain to new additions to historic buildings, which is somewhat similar to evaluating new homes in historic areas.

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.

Designing new additions in a manner that makes clear what is historic and what is new. (Addition should be) clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Staff comment: the structure is compatible with the numerous brick commercial buildings that frequent the northern fringe of the South Historic District. Staff recommended to the Architect to utilize either the masonry vernacular downtown architectural style or the wood frame vernacular style found in the nearby residential historic area. The former style seems to better fit the retail and public function of the buildings, but the recently added gable roof pays respect to the residential vernacular character of the adjoining historic district. Staff further recommends the following design revisions to achieve better compatibility while maintaining the differentiation between the buildings and nearby historic architecture.

- Increase the awning area to cover at least 80% of building frontage, centered.
- Awning extension for the riverfront side of the buildings shall be at least ten feet.

Design for the new work may be contemporary or may reference design motifs from the historic building.

The use of red brick is meant to compliment historic downtown building materials.

STAFF RECOMMENDATION

Staff recommends approval of COA HB 14-04 in its proposed construction form and design, and with the following additional recommendations.

- Utilize awning for at least 80% of the riverfront side of the building.
- Awning extension for the riverfront side of the buildings shall be at least ten feet.



BRICK GABLE
MTL. CAP

PAINTED BRICK SIGN

STANDING SEAM MTL. ROOF

WOOD COLUMN

METAL ROOF
WOOD BRACKET

ALUM ZIPPERS

PARKING
ENTRY

SMA
4/1/14

SOUTH ENTRY - BOATERS
1/8" = 1'-0"

RIVER



RIVER ELEVATION

1/16

20'11"

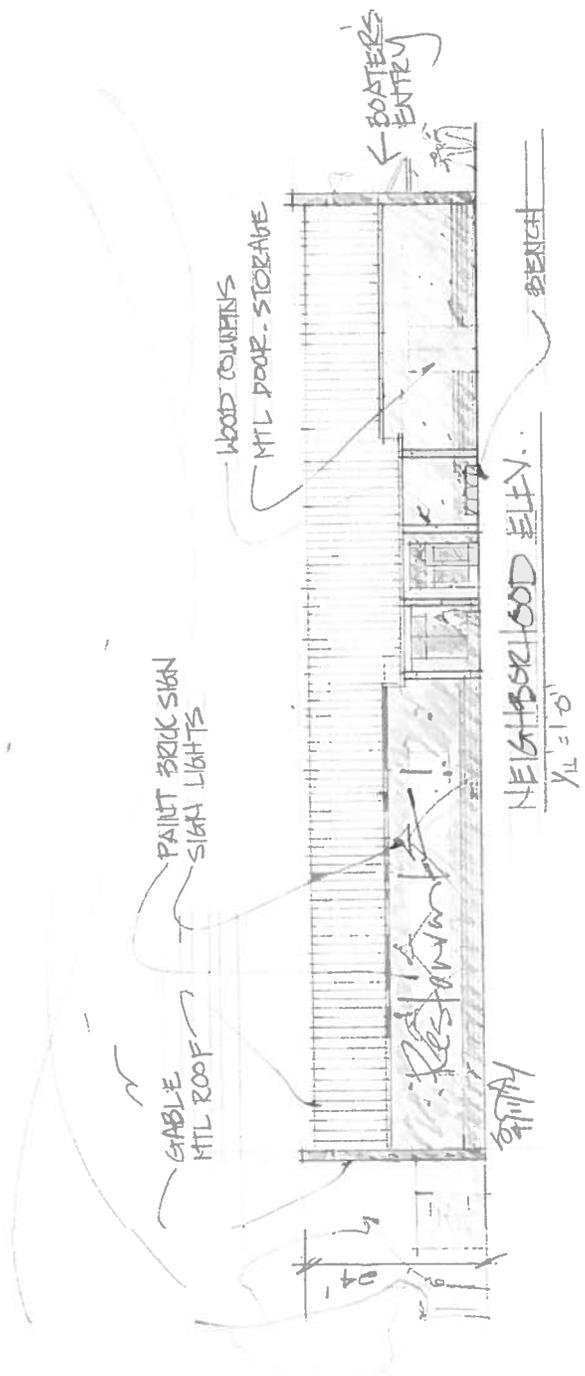
12'

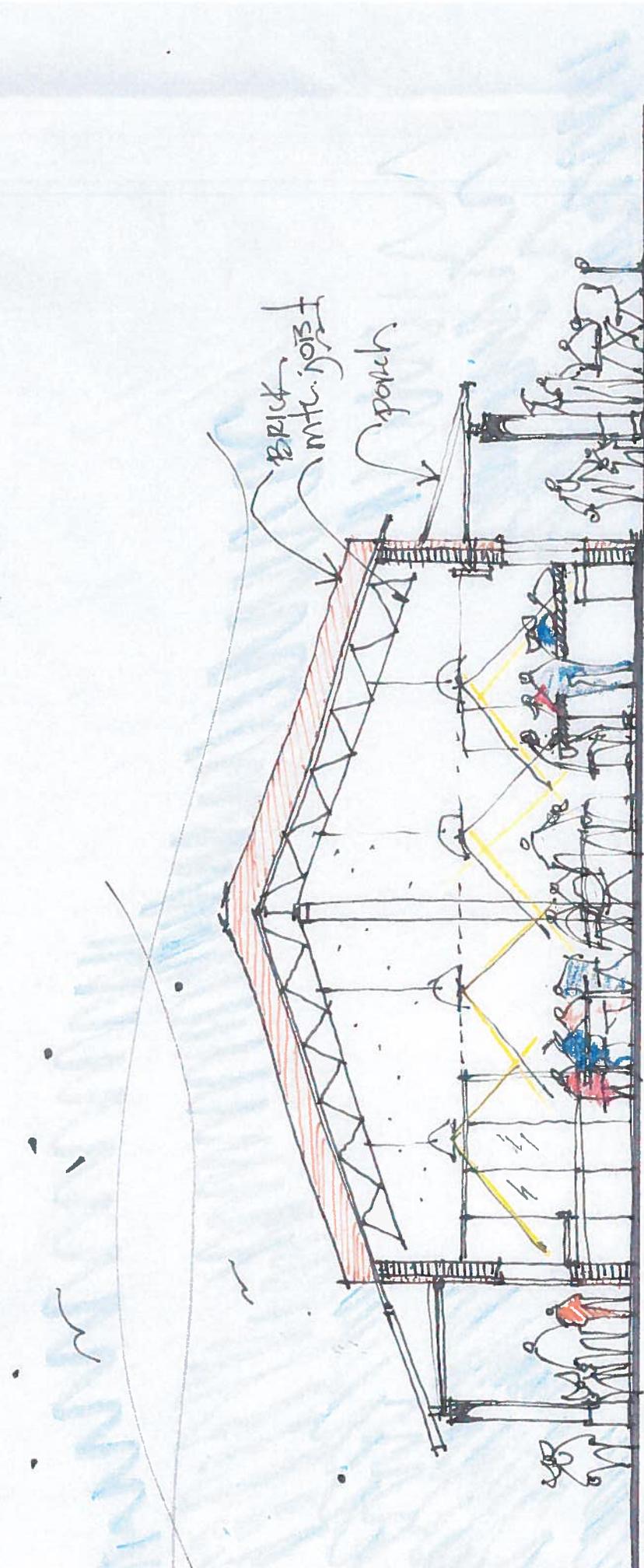
24'

SNIPPED COLUMNS

BRICK GABLE

MTL ROOF





BACK
mtc. joist

porch

1/4/14

INTERIOR

**Certificate of Appropriateness
HB 14-05 (New Construction)
301 River St.**

STAFF REPORT

DATE: February 13, 2014
TO: Historic Preservation Board members
FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

This application is a COA for two new buildings located within the south section of the Riverfront Park. These buildings will replace the existing restroom building. Courtesy public notice included property posting, and letters to nearby property owners (within 150 feet).



Figure 1: Property Location

APPLICATION BACKGROUND

Per Sec. 54-78(a) of the Palatka Municipal 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. As shown in the illustrations below, the two buildings most resemble simple red brick commercial vernacular buildings that are commonplace in the historic downtown area. Building entrances are treated with shed awnings that provide weather protection and also an element of architectural interest. The buildings are oriented to the river, with multiple windows and entrances facing that direction. Distinctive features include the two wood-frame towers located at the southeast (lower left in the site plan below) corners of the two buildings. It is not clear if these structures are connected to the buildings or if they provide weather protection through a solid surface.

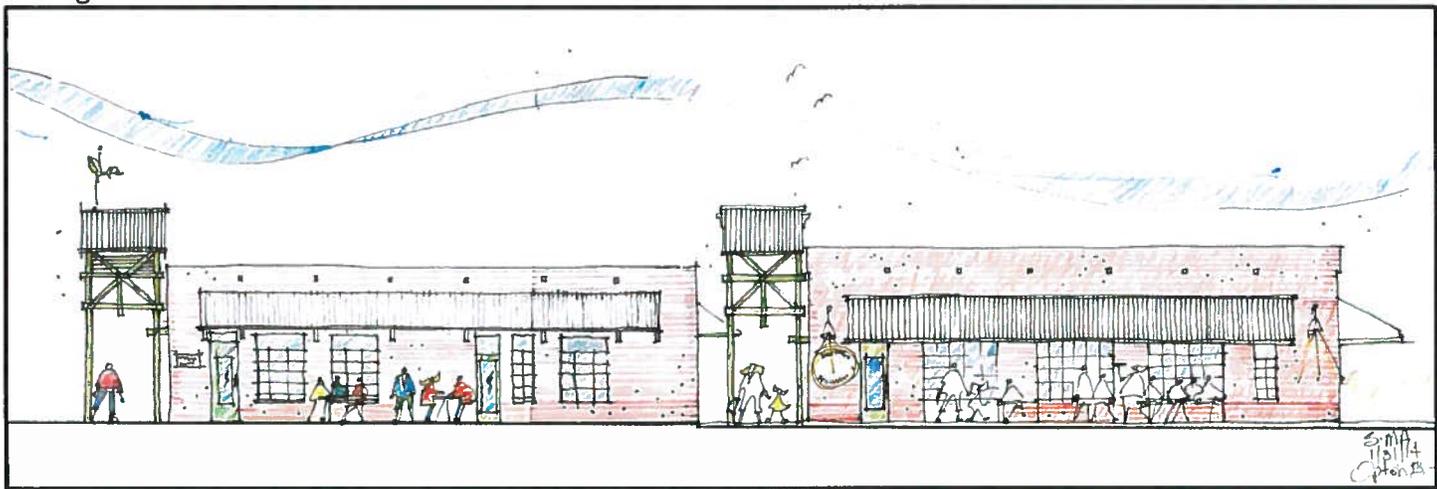


Figure 1: Building Elevations

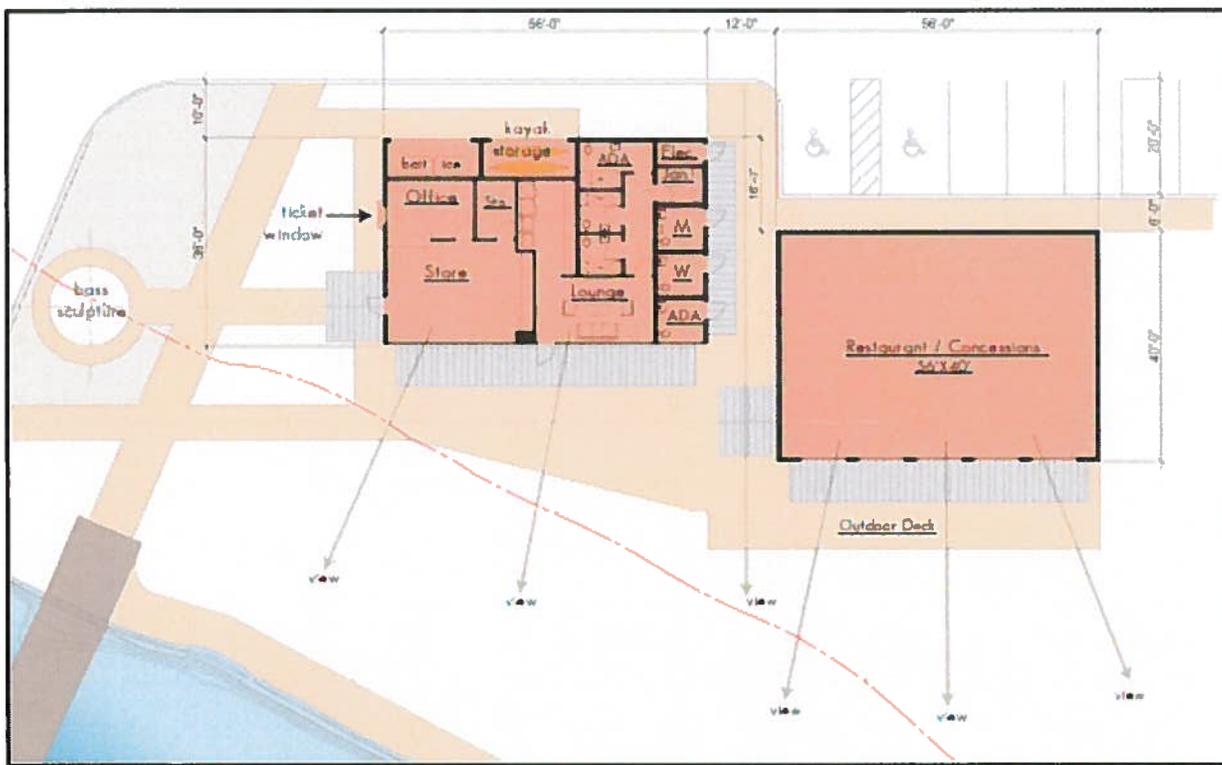


Figure 2: Site Plan

PROJECT ANALYSIS

The following section of the report evaluates the application in light of applicable COA review criteria from the City's Municipal Code.

1. *The decision to issue or not to issue the certificate shall be based on the conformance of the proposed work to the Secretary of the Interior's Standards for Rehabilitation.*

Staff comment: The Secretary's Standards do not have a stand-alone section on new construction; therefore the excerpts below pertain to new additions to historic buildings, which is somewhat similar to evaluating new homes in historic areas.

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.

Designing new additions in a manner that makes clear what is historic and what is new. (Addition should be) clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Staff comment: the structure is compatible with the numerous brick commercial buildings that frequent the northern fringe of the South Historic District. Staff recommended to the Architect to utilize either the masonry vernacular downtown architectural style or the wood frame vernacular style found in the nearby residential historic area. The former style seems to better fit the retail and public function of the buildings. Staff further recommends the following design revisions to achieve better compatibility while maintaining the differentiation between the buildings and nearby historic architecture.

- Reduce window muntins –vernacular historic buildings possess simple window styles like one-over-one, two-over-two, or blends of the two.
- Provide storefront window for ship's store. This accentuates the retail function of this building and provides interest with display items.
- The towers are an odd addition without historical precedent. Staff has no problem with the use of timbers to emphasize building entrance and local industry connections (Wilson Cypress Mill), but it seems excessive for the towers to outsize the buildings. Reduce the tower height to a similar height of the buildings, connect the towers to the building, ensure weather protection, and add restaurant entrance to the tower location. The last suggestion, in addition to tying the form to the function (entrance), would also provide an alternate exit for restaurant customers and employees while reducing foot traffic through what appears to be an outdoor seating area.
- Awning extension for the riverfront side of the buildings shall be at least ten feet.

Design for the new work may be contemporary or may reference design motifs from the historic building.

The use of red brick is meant to compliment historic downtown building materials, and as stated the "towers" provide a distinctive entrance element while paying homage to the cypress mill history of the City.

STAFF RECOMMENDATION

Staff recommends approval of COA HB 13-39 in its current construction form and design.

- Reduce window muntins –vernacular historic styles present simple window styles like one-over-one, two-over-two, or blends of the two.
- Provide storefront window for ship's store.
- Reduce the tower height to a similar height of the buildings, connect the towers to the building, ensure weather protection, and add restaurant entrance to the tower location.
- Awning extension for the riverfront side of the buildings shall be at least ten feet.



Building & Zoning Department
201 N. 2nd Street
Palatka FL 32177
Ph 386-329-0103 * Fax 386-329-0172

MEMORANDUM

TO: Historic Preservation Board Chairperson and Members

FROM: Thad Crowe, Planning Director

DATE: April 24, 2014

RE: Discussion Items for May Meeting

Historic Building Reuse. Staff has encountered several instances where potential owners of larger historic buildings have opted out of purchasing such properties. The reasoning behind this is the combination of large restoration costs and a limited ability to recoup those costs. Zoning solutions in the form of higher residential density and/or use for commercial or office space could level the playing field in such situations, and design standards could limit neighborhood impacts. While I have not had the opportunity to research what other jurisdictions have done, I felt this would be a good time to start this discussion with board members.

Code Enforcement in Historic Districts. The Chairperson has requested a discussion item for this issue. Comprehensive Plan Future Land Use Element Policy A.1.5.2 states that "neither the owner of, nor the person in charge of, a structure within a historic district, or a structure that has been designated a national, State or local historical landmark shall permit such structure to fall into a state of disrepair which may result in the deterioration of exterior appurtenances or architectural features so as to produce or tend to produce, in the judgment of the board, a detrimental effect upon the character of the district as a whole or the life and character of the structure in question." This is an example of the high standard set for protection of historic districts that is intended to stem attempts at "demolition by neglect." Building maintenance is one aspect of code enforcement, other problem areas include rubbish in yards, parking in front yards, etc. The policy above sets the stage for a codified level of higher enforcement in historic districts.