

Elizabeth van Rensburg
Chair

Breanna Pierce
Vice Chair

Megan Beville
Board Member

Patti Vogt
Board Member

Timothy Jefferson
Board Member

Christopher Hollister
Board Member

Mary Jane Rosa
Alternate

MARCIA G. CARTY, CPA, CGFO
CITY MANAGER

JANE WEST, ESQ.
CITY ATTORNEY

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

ALEX ROMERO
PLANNING CLERK



AGENDA
HISTORIC PRESERVATION BOARD MEETING
April 2, 2026 at 4:00 PM

1. CALL TO ORDER

- a. Invocation
- b. Pledge of Allegiance
- c. Roll Call
- d. Meeting Purpose Disclosure
The purpose of the Historic Preservation Board is to steward the architecture of properties in our City's historic districts by applying the guidelines of the Secretary of the Interiors Standards for Historic Preservation.
- e. Appeal Procedures & ExParte Communication
- f. Oath of Office — Mark Turnbow

2. APPROVAL OF MINUTES

- a. Approve the March 05,2026 Minutes

3. PUBLIC COMMENTS

4. NEW BUSINESS

- a. **Case No.: HPB 25-29 – St. Mary’s Episcopal Church: Request for a National Register eligibility compliance report**
Address: 809 St. Johns Ave., Palatka, FL 32177
Parcel ID: 42-10-27-6850-0630-0040
- b. **Case No.: HPB 26-08 – 417 Kirby St.: Request for approval of additions and exterior maintenance improvements, including sheds, ADA ramps, tile work, painting, and concrete repair.**
Address: 417 Kirby St., Palatka, FL 32177
Parcel ID: 42-10-27-6850-0450-0030

5. OTHER BUSINESS

6. BOARD MEMBER COMMENTS

7. STAFF COMMENTS

8. ADJOURN

Notices: Any person aggrieved by a decision of the Board may, within 15 days thereafter, apply to the City Commission for a review of the Board's decision. Such application must be filed with the City Manager in writing. Objections by property owners to National Register nomination(s) must be notarized to be included in the record. Section 54-4-74, Palatka Municipal Code.

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, and for such purpose may need to insure that a verbatim record of the proceedings is made, at the applicant's expense, which record includes the testimony and evidence upon which the appeal is to be based. FS 286.105.

Persons with disabilities requiring accommodations in order to participate in this meeting should contact the City Clerk's Office at 386-329-0100 at least 24 hours in advance to request accommodations.

STAFF REPORT

DATE: April 2, 2026
TO: City of Palatka Historic Preservation Board
FROM: City Staff

APPLICATION REQUEST

Mr. Turnbow has submitted an application to serve on the Historic Preservation Board. The City Commission approved his appointment at its February meeting.

BACKGROUND

PROJECT ANALYSIS

Staff Recommendation

The City Clerk will administer the oath of office.

ATTACHMENTS

1.	Oath of office Mark Turnbow
2.	Board Application Mark Turnbow

OATH OF OFFICE

I, **MARK TURNBOW**, a Historic Preservation Board appointee of the Palatka City Commission, do solemnly swear or affirm I will faithfully perform the duties of my appointed office, and will support and honor to the best of my ability all applicable laws of the State of Florida, Putnam County and the City of Palatka. I hereby through this oath affirm that I will perform the duties of this public trust in a fair, equitable and ethical manner befitting the dignity and responsibilities of the office.

Mark Turnbow

**STATE OF FLORIDA
COUNTY OF PUTNAM**

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of April, 2026 by **Mark Turnbow**.

Notary Public

Personally Known _____ or Produced Identification _____
Type of Identification Produced _____

Term: 02/12/2026 - 02/12/2029

ROBERTA M. CORREA
MAYOR-COMMISSIONER

TAMMIE McCASKILL
COMMISSIONER

JUSTIN R. CAMPBELL
COMMISSIONER

WILL JONES
COMMISSIONER

RUFUS J. BOROM
COMMISSIONER



CITY of *Palatka*
FLORIDA

JONATHAN C. GRIFFITH
INTERIM CITY MANAGER

VALERIA BLAND THOMAS, ESQ.
INTERIM CITY ATTORNEY

SUNNI L. KRANTZ, CMC
CITY CLERK

MARCIA G. CARTY, CPA
FINANCE DIRECTOR

JASON L. SHAW, SR
CHIEF, POLICE DEPT.

CHRIS TAYLOR
CHIEF, FIRE DEPT.

Regular meeting 2nd and 4th Thursdays each month at 6:00 p.m.

CITY OF PALATKA BOARD/COMMITTEE APPLICATION

I, Mark TURNBOW (print full name), wish to apply for ☒ appointment or
☐ reappointment (check one) to the following Board/Committee (check one):

- | | |
|--|--|
| ☐ Airport Advisory Board | ☐ Planning Board |
| ☐ Board of Zoning Appeals | ☐ Police Officers' Pension Board |
| ☐ Community Redevelopment Agency (advisory) | ☐ Putnam County Better Place Plan Oversight Committee |
| ☐ Firefighters Pension Board | ☐ Putnam County Library Board |
| ☐ General Employees' Pension Board | ☐ Tax Increment Advisory Committee (advisory) |
| ☒ Historic Preservation Board | ☐ Tree Committee (advisory) |
| ☐ Palatka Gas Authority | |
| ☐ Palatka Housing Authority | |

Residential address: _____

Business name and address: _____

Phone: _____

E-mail: _____

PLEASE SEE ATTACHED

(City residents or business/property owners will be given preference when board/committee member residency is not specified by statute or city ordinance)

PROFESSIONAL QUALIFICATIONS (include occupation - attach additional sheet[s] if necessary)

WHAT GOVERNMENT BOARDS HAVE YOU SERVED ON IN THE PAST OR CURRENTLY?

201 N. 2nd STREET • PALATKA, FLORIDA • 32177

PHONE: 386-329-0100

www.palatka-fl.gov

FAX: 386-329-0106

OTHER COMMENTS OR INFORMATION:

In accord with F.S. 760.80(4) Please indicate the following:

Applicant's race: _____

Ethnicity: _____

Gender: _____

Physical disability, if any: _____

AGREEMENT: *I hereby certify that all the information contained herein is true to the best of my knowledge. I hereby agree and understand that this document, once submitted, is an official/public record of the City of Palatka. I understand that the Palatka City Commission may require an interview at a publicly held meeting to consider my application. I understand that, if appointed, I will serve in a volunteer capacity on this board/committee. I also understand that, if appointed, the State of Florida may require me to file a financial disclosure with the Putnam County Supervisor of Elections within thirty (30) days of my appointment, and each year thereafter, covering my term. I understand that per the Florida Constitution I cannot serve on more than one board/committee, unless the board/committee's responsibilities are strictly advisory.*



1-7-26

SIGNATURE OF APPLICANT

DATE

Mark Turnbow

Appointment / Historic Preservation Board

811 Laurel Street (South Historic District)

REDM.Global

386.627.3312

sloop42@hotmail.com

36 years of hands on preservation. I hold multiple real estate educational designations. (CCIM, CIPS, CRB). Licensed Florida Broker. Notary. Bonded. Fluent in mapping, land usage, etc. My current focus is on federal and international assets, liquidation and leases.

I have not served on any Government Boards. Although, I held an advisory position on The Bluegrass Trust for Historic Preservation and assisted the City of Lexington, KY with GIS implementation.

Other comments: I owned and managed (with partners) a successful brokerage for many years. Our main focus was the restoration of downtown / core properties, besides the brokerage and property management. We had 15 people on a construction crew, 30 +/- agents and office staff. We were given a few awards for our efforts.

I believe I could make a positive contribution to the City of Palatka.

White

Caucasian

Male

None (Naval Veteran)

Signature  Date 1.7.24

Elizabeth van Rensburg
Chair

Breanna Pierce
Vice Chair

Megan Beville
Board Member

Patti Vogt
Board Member

Timothy Jefferson
Board Member

Christopher Hollister
Board Member

Mary Jane Rosa
Alternate

MARCIA G. CARTY, CPA, CGFO
CITY MANAGER

JANE WEST, ESQ.
CITY ATTORNEY

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

ALEX ROMERO
PLANNING CLERK



**HISTORIC PRESERVATION BOARD
MINUTES
CITY OF PALATKA
March 5, 2026**

1. **CALL TO ORDER** The meeting was called to order by the Chair at 4:00 PM.

a. Invocation

Led by Chaplin Mulberry.

b. Pledge of Allegiance

Led by Chris Hollister.

c. Roll Call

Present:

Christopher Hollister

Patti Vogt

Elizabeth van Rensburg

Megan Beville

Absent:

Breanna Pierce

Timothy Jefferson

Also Present: Lorenzo Aghemo, Planning Director; Alex Romero, Planning Clerk; Jane West, City Attorney; Renee' Brown, Planner I; Present via telecommunications technology: Alonzo Mulberry, City Chaplain; Allegra Kitchens, Former Commissioner; Bob Morgan, Citizen of the North Historic District

d. The purpose of the Historic Preservation Board is to steward the architecture of properties in our city's historic districts by applying the guidelines of the Secretary of the Interiors Standards for Historic Preservation.

e. Appeal Procedures & ExParte Communication

No ex parte communications were disclosed. Appeals procedure explained for public record.

2. **APPROVAL OF MINUTES**

- a. Approve Minutes January 8, 2026

Motion to approve January 8, 2026, minutes by Ms. Beville. Seconded by Ms. Vogt. Motion passed unanimously.

3. PUBLIC COMMENTS Floor was opened to public comment. None were heard.

4. NEW BUSINESS

- a. **HPB Case 26-06: The Florida Department of Transportation Sign (After the Fact)**
Owners: City of Palatka
Address: 110 Madison St. Palatka, FL 32177
Parcel No. 42-10-27-6850-0060-0122

HPB Case 26-06 – After-the-Fact Certificate of Appropriateness for Sign at 110 Madison Street.

Ms. Renee' Brown, Planner I, presented a request for an after-the-fact Certificate of Appropriateness for a Florida Department of Transportation sign installed at 110 Madison Street within the North Historic District, in front of the Bronson Mulholland House. Ms. Brown explained that the sign was installed as part of the America 250 Florida Road Trip program and was placed without prior review by the Historic Preservation Board. She further advised that the sign is metal with red, white, and blue graphics and that the installation required Board approval due to its location within the historic district.

Mr. Hollister inquired as to the rationale for locating the sign within the North Historic District. Mr. Aghemo, Planning Director, provided additional context regarding the placement, explaining that the Florida Department of Transportation (FDOT) had coordinated directly with the City's Public Works Department to determine the location of the sign.

Board deliberation focused on the sign's appropriateness within the historic district and its visual impact on the surrounding resources. Members noted it was part of a statewide program but expressed concern that its placement detracted from the district's character and discussed relocating it outside the district.

Floor was opened for public comment.

Allegra Kitchens expressed concern regarding the placement of the sign within the historic district, stating that it was incompatible with the historic character of the area and suggesting that it be relocated to an alternative location outside the district or on private property.

Mr. Bob Morgan, a resident of the North Historic District, spoke in opposition to the sign.

Public comment was closed.

Motion to Deny COA by Mr. Hollister. Seconded by Ms. Beville. Motion passed unanimously.

- b. **HPB Case 26-07: Add Porch Railing, Fence, Post Lantern, Repair gutters and Paint.**
Address: 516 North 4th St. Palatka, FL 32177
Parcel No. 42-10-27-6850-0200-0041

HPB Case 26-07 – Certificate of Appropriateness for Exterior Improvements at 516 North 4th Street.

Ms. Renee' Brown, Planner I, presented a request for a Certificate of Appropriateness for exterior improvements at 516 North 4th Street within the North Historic District. Ms. Brown explained that the structure is identified in the Florida Master Site File as a contributing Colonial Revival residence constructed between 1909 and 1915. The proposed improvements included installation of front porch railings, a post-mounted lantern, replacement of gutters, installation of fencing, and exterior repainting.

The applicant, Ms. Selina Gavin, addressed the Board and stated her intent to restore and maintain the historic character of the home. Ms. Gavin described the proposed improvements, noting that materials and design elements were selected to be consistent with the architectural style of the structure and surrounding district.

Public comment was opened; none were heard. Public comment was closed.

Mr. Hollister disclosed that he has previously worked on this property but stated on the record that he will not be involved with the proposed improvements.

Board discussion followed. Members expressed support for the proposed improvements and found them to be consistent with the character of the structure and surrounding district. Clarification was provided regarding materials, including the use of wood railings, wood fencing, copper gutters, and a historically styled light fixture.

Motion to approve COA by Ms. Vogt. Seconded by Ms. Beville. Motion passed unanimously.

5. OTHER BUSINESS

6. BOARD MEMBER COMMENTS

Board Member Patti Vogt initiated discussion regarding the need for updates to the City's historic preservation ordinances and the Board's limited ability to enforce standards within the historic districts. Concerns were raised regarding the lack of regulations addressing non-historic features and the need for clearer guidance and enforcement mechanisms.

Chair Elizabeth van Rensburg supported the discussion and suggested that a workshop be held to allow the Board to identify and evaluate potential ordinance amendments.

Additional topics discussed included enforcement of Certificates of Appropriateness, consistency in decision-making, and overall preservation standards within the historic districts.

Mr. Aghemo, Planning Director advised that any proposed regulatory changes must be reviewed in accordance with Florida Senate Bill 180, which may limit the City's ability to adopt more restrictive regulations. Ms. West recommended that Board Members submit proposed topics for review so that a comprehensive analysis can be prepared.

Consensus was reached to direct staff to coordinate the collection of proposed ordinance topics from Board Members for future discussion and potential workshop scheduling.

7. STAFF COMMENTS

8. ADJOURN

Motion to adjourn by Mr. Hollister. Meeting adjourned at 4:57

Staff Report

HPB Date: April 2, 2026



Case#: HPB 25-29
Address: 809 St. Johns Ave., Palatka, FL 32177
Parcel ID: 42-10-27-6850-0630-0040
Applicant: Rev. Jon Davis, PhD and Mrs. Dianne C. Taylor Ed.D.

A. Application Summary

I. General

Project Name: St. Mary's Episcopal Church

Request: St. Mary's Episcopal Church, a local historic structure, requests a report of compliance in meeting the eligibility criteria for the National Register of Historic Places.

Acres: 0.34

Location: 809 St. Johns Ave.

Project Manager: Renee' Brown Planner 1

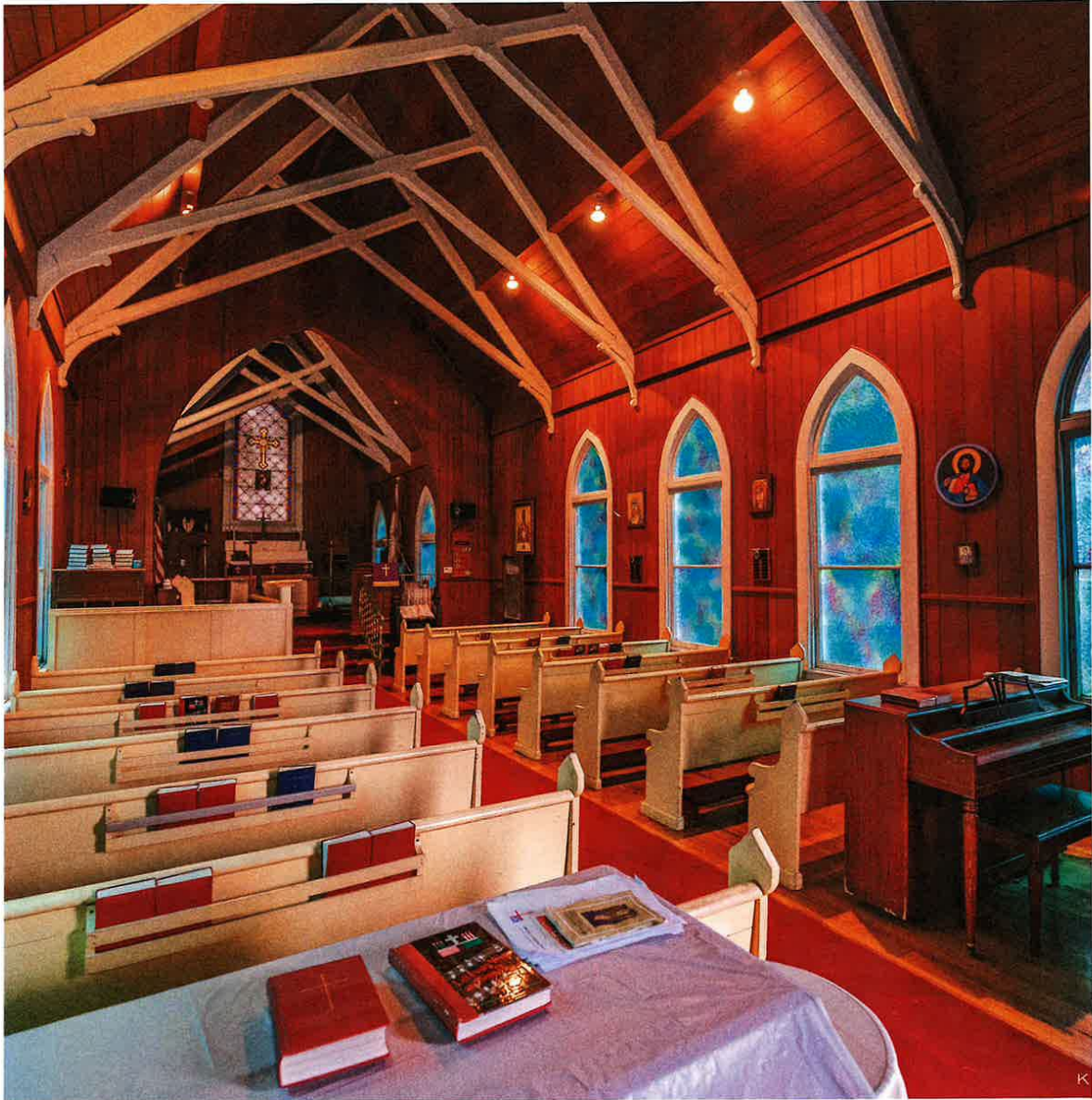
Owner: Episcopal Church in Diocese of Florida, Inc.

Agent: Mrs. Dianne C. Taylor, Ed.D.

II. Background

The St. Mary's Episcopal Church is located at 809 St. Johns Ave. It was constructed in 1883-1884 for African Americans who settled and developed the post-Civil War Palatka suburb setting of Newtown, west of the original settlement.

It's an excellent, locally significant example of Carpenter Gothic Architecture in Carpenter Gothic design. It's one of Florida's oldest traditionally African American wooden churches of any denomination, the most unique because it remains in use.



St. Mary's Church interior.



St. Mary's Church Altar.



Front of St. Mary's Church.



Back of St. Mary's Church.

NATIONAL REGISTER OF HISTORIC PLACES PRELIMINARY SITE INFORMATION QUESTIONNAIRE

FLORIDA DEPARTMENT OF STATE - CORD BYRD - SECRETARY OF STATE

This questionnaire is intended only to provide preliminary information about the property to the Bureau of Historic Preservation.

Name and Location of Property

Name: St. Mary's Episcopal Church

Address: 809 St. Johns Avenue

City: Palatka

Zip Code: 32177 County: Putnam

Name and Address of Owner

Name: Episcopal Church in the Diocese of Florida, Inc.

Address: 325 North Market Street

City: Jacksonville

State: FL Zip Code: 32202

I support this effort to list or seek a determination of eligibility for listing my property on the National Register of Historic Places:

☒ Yes ☐ No Owner Signature and Date: Sarah Minton

Digitally signed by Sarah Minton
Date: 2025.05.16 10:00:51 -04'00'

Phone: (904) 284-5434

Property Information

Significant Dates (construction, events, etc.):

1883 Has it been moved? ☐ Yes ☒ No Year moved: _____

Property Type

☒ Archeological or Historic Site ☐ Residential Building ☐ Commercial Building ☐ Industrial Building ☐ Public Building ☐ Other (describe)

Original use: Episcopal church

Current use: Episcopal church

Property Description:

Describe the design, construction, and general condition of the building. Indicate any architecturally significant features, unique materials, and alterations to the building. (If space below is insufficient, attach additional sheets of paper)

Carpenter Gothic design. Today in poor condition with no alterations to the building. Rare silvered-lead window. In 1882 this mission church ministry was founded by John W. Purcell, a fifty-year-old African American who had moved to Palatka from Winnsboro, South Carolina. He was a well-educated master carpenter and a licensed Episcopal lay reader. Purcell held Episcopal worship services in his residence in "Newtown" at 616 Lemon Street, and within two years his congregation outgrew his home. In 1883, with financial support from the congregation at St. Mark's Episcopal Church Palatka, land was donated at 809 Lemon Street from real estate developer and St. Marks parishioner George Burt (Lot 4, Block 63, Book T, p520, Putnam County Public Records). Purcell and his sons constructed the present St. Mary's Church, a smaller version of St. Mark's Church, the only Florida Carpenter Gothic church designed by architect Richard Upjohn and the only church in Florida for which Upjohn personally drew plans.

Why is the property significant?

Provide a basic history of the property. Indicate significant events, people, or architectural styles associated with the property.

(If space below is insufficient, attach additional sheets of paper)

Developed from 1886 to 1884 following the Civil War when newly emancipated Blacks purchased land in Newtown which became the neighborhood of the majority of Palatka's Black population, approximately half of the city's population in 1870. This thriving Newtown suburb, a nine-block area bounded by today's streets of Oak, Eighth, Eleventh and Lemon Street (today St. Johns Avenue) included new houses, retail businesses, schools, social clubs, and churches. James Burt and John Purcell forged an interracial alliance in constructing their respective hand-built Upjohn Carpenter Gothic churches, St. Mark's and St. Mary's. In 1883, the Episcopal Diocese of Florida invited Purcell to be a delegate to its 1883 convention making him the first Black representative to attend the annual gathering. On April 13, 1889, in a service at St. Mary's, Bishop Weed ordained their seminarian Edward H. Butler, successor to John Purcell, to the priesthood making him the first black priest, Episcopal or Catholic, to be ordained in Florida.

Required Enclosures:

- ☒ Current photos (exterior and interior)
☐ Historic photos (if available, photocopies acceptable)
☒ Location map (and site plan for large properties)
☒ Sketch floor plan
☒ Proof of ownership (property appraiser record or notarized letter)

Date: 18 May 2025

Submitter's Name and Address

Name: The Rev. Jon Davis, PhD

Address: P.O. Box 370

City: Palatka

State: FL Zip Code: 32178

Email: office@stmarkspalatka.org

Phone: (386) 328-1474

Signature: The Rev. Jon Davis

Bureau of Historic Preservation | R.A. Gray Building | 500 Bronough Street | Tallahassee, FL 32399-0250
 Tel: (850) 245-6333 or 1-800-847-7278 | Fax: (850) 245-6437

LETTER OF AUTHORIZATION

I The Rev. Jon Davis, Rector (Owner's Name) do hereby give permission to John Alexander in order to act on my behalf as my agent in all aspects to obtain the application and documents required for the property located at:
Property Address: St. Mary's Church, 809 St. Johns Ave, Palatka

This will allow my agent to answer all questions on my behalf and to sign all documents for me; however, I accept full responsibility to ensure that my project meets all zoning and building code compliance.

Owner's Name (Print Name): The Rev. Jon Davis PhD

Signature: The Rev. Jon Davis PhD Date: 10/12/2025

STATE OF FLORIDA

COUNTY OF Putnam

The foregoing instrument was acknowledged before me this 12 day of October, 2025, by personally known (Jeanette Barber)



Jeanette Barber
Signature of Notary Public-State of Florida

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____

LETTER OF AUTHORIZATION

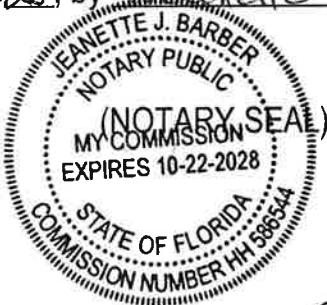
I The Rev. Jon Davis, Rector (Owner's Name) do hereby give permission to Dianne Taylor, Vestry in order to act on my behalf as my agent in all aspects to obtain the application and documents required for the property located at:
Property Address: St. Mary's Church, 809 St. Johns Ave, Palatka

This will allow my agent to answer all questions on my behalf and to sign all documents for me; however, I accept full responsibility to ensure that my project meets all zoning and building code compliance.

Owner's Name (Print Name): Dianne Taylor
Signature: Dianne C. Taylor Date: 10/12/2025

STATE OF FLORIDA
COUNTY OF Putnam

The foregoing instrument was acknowledged before me this 12 day of October, 2025, by Jeanette Barber.



Jeanette Barber
Signature of Notary Public-State of Florida

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____

RESOLUTION NO. 2025-R-177

**A RESOLUTION OF THE CITY OF PALATKA, FLORIDA,
SUPPORTING AND ENDORSING THE NOMINATION OF
SAINT MARY'S EPISCOPAL CHURCH FOR LISTING IN
THE NATIONAL REGISTER OF HISTORIC PLACES**

WHEREAS, the Saint Mary's Episcopal Church, located at 809 St. Johns Avenue in Palatka, has been proposed as a historic building and nomination for listing in the National Register of Historic Places; and

WHEREAS, the Saint Mary's Episcopal Church was founded and designed by John W. Purcell, a master carpenter and a licensed Episcopal Lay Reader who moved to Palatka from Winnsboro, South Carolina. In 1883 - 1884, construction of the new Carpenter Gothic design was completed, which is one of Florida's oldest African American wooden churches of any denomination; and

WHEREAS, on November 6, 2025 the City of Palatka Historic Preservation Board met in regular session and voted to recommend to the City Commission to support and endorse the nomination of Saint Mary's Episcopal Church for listing in the National Register of Historic Places.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF PALATKA, FLORIDA:

Section 1: That the Palatka City Commission hereby fully supports and endorses the nomination of Saint Mary's Episcopal Church for listing in the National Register of Historic Places, and

Section 2: That a copy of this Resolution shall be provided to the Florida National Review Board, Florida Department of State, Bureau of Historic Preservation, R.A. Gray Building, 500 South Bronaugh Street, Tallahassee FL 32399-0250.

PASSED AND ADOPTED by the City Commission of the City of Palatka, Florida, this 11th day of December, 2025.

CITY OF PALATKA, FLORIDA

By: 
It's Mayor

ATTEST:


CITY CLERK

APPROVED AS TO FORM AND LEGALITY:


CITY ATTORNEY



NATIONAL REGISTER OF HISTORIC PLACES CRITERIA FOR LISTING

FLORIDA DEPARTMENT OF STATE – CORD BYRD - SECRETARY OF STATE

The *National Register of Historic Places* is an official listing of sites and properties throughout the United States that reflect the prehistoric occupation and historical development of our nation, states, and local communities. It is maintained by the Keeper of the National Register, National Park Service, U.S. Department of the Interior.

The following criteria are used by the State Historic Preservation Officer and the Keeper of the National Register in evaluating properties for eligibility for listing in the *National Register*.

Criteria for Evaluation:

- 1) Districts, sites, buildings, structures, and objects may be considered to have significance in American history, architecture, archaeology, engineering, and/or culture if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
 - a) are associated with events that have made a significant contribution to the broad patterns of our history; and/or
 - b) are associated with the lives of persons significant in our past; and/or
 - c) embody the distinctive characteristics of type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and/or
 - d) have yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations:

- 2) Ordinarily cemeteries, birthplaces, or graves of historical figures; properties owned by religious institutions or used for religious purposes; structures that have been moved from their original locations; reconstructed historic buildings; properties primarily commemorative in nature; and properties that have achieved significance within the past 50 years shall not be considered eligible for the *National Register*. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:
 - a) a religious property deriving its primary significance from architectural or artistic distinction or historical importance; or
 - b) a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
 - c) a birthplace or grave of an historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or
 - d) a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, distinctive design features, or association with historic events; or
 - e) a reconstructed building, when it is accurately executed in a suitable environment and

presented in a dignified manner as part of a restoration master plan, and no other building or structure with the same association has survived; or

- f) a property primarily commemorative in intent, if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g) a property achieving significance within the past 50 years, if it is of exceptional importance.

For further information on the *National Register* criteria for listing, please contact us at the address or phone number below.

**BUREAU OF HISTORIC PRESERVATION - R.A. GRAY BUILDING
500 SOUTH BRONOUGH STREET - TALLAHASSEE, FLORIDA 32399-0250
TELEPHONE (850) 245-6333 OR 1-800-847-7278
FAX (850) 245-6437**

Staff Report

HPB Date: April 2nd, 2026



Case#: HPB 26-08
Address: 417 Kirby St., Palatka, FL 32177
Parcel ID: 42-10-27-6850-0450-0030
Applicant: James and Maureen Decker

A. Application Summary

I. General

Project Name: Certificate of Appropriateness

Request: Additions; 2 sheds, ADA ramps on side of front porch and back porch stairs, also add tile on front step risers.
Maintenance; Paint exterior of house & sheds to match, and repair concrete on front walkway.

Acres: 0.26

Location: 417 Kirby St.

Project Manager: Renee' Brown

Owner: James and Maureen Decker

Agent: N/A

II. Background

The subject 0.26-acre parcel is located in the South Historic District. The structure is a Frame Vernacular style residence built in 1925. Attractive two-story house with a large front porch. Detailing of porch and roof brackets raises the detail and the character of this house to make it a major contributor to the district.

The applicant wishes to add; One 8'x10' and one 8'x16' sheds, both painted to match the house, ADA ramps on the side of front porch and back entrance over existing stairs, and tile to the front porch stair risers.

Regular maintenance includes exterior painting the sheds and the house, to match. The body Dapper Tan and the trim Billard Green. Also resurface the concrete walkway to the front stairs.

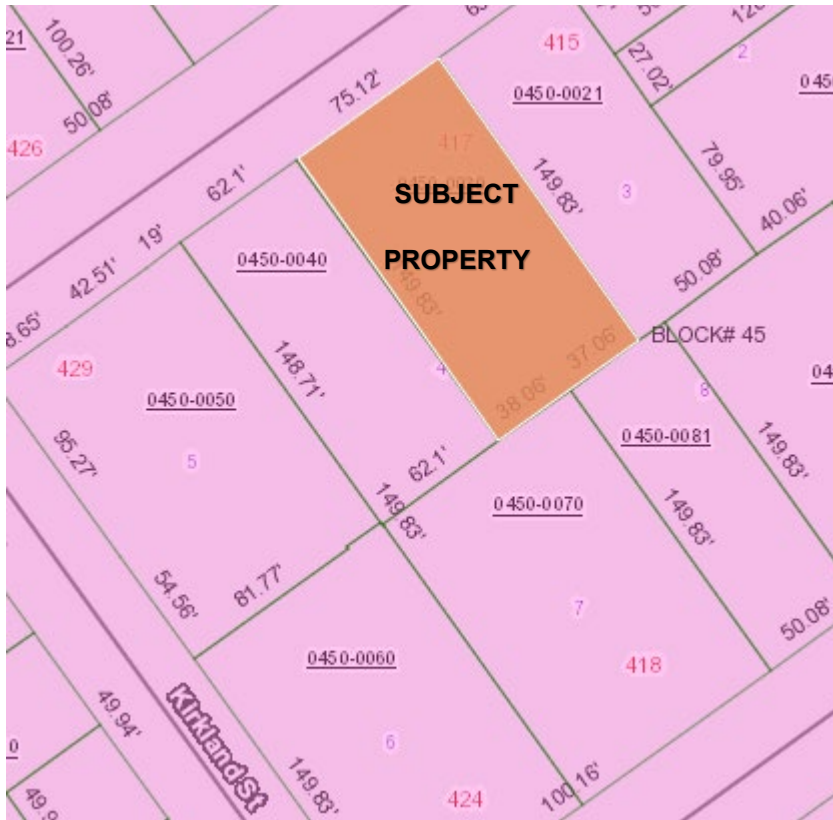


Figure 1: 417 Kirby St. Location map.

III. Analysis

The Historic Preservation Board is to determine if the additions and maintenance being proposed are consistent with the location of the structure in the South Historic District.

1. 2 sheds.
2. ADA ramps over front porch side stairs and back stairs.
3. Tile on risers of front stairs.
4. Exterior body and trim painted along with new sheds to match.
5. Resurface front walkway to stairs.

IV. Proposed Findings of Fact

- The application for a Certificate of Appropriateness has been deemed sufficient.
- The request for the Certificate of Appropriateness has been fully considered with this public hearing, with legal notice duly published, and the subject property noticed as required by law.

417 Kirby St
Palatka, Florida

See more dates



Figure 2: Current picture of structure.



Figure 3: Placement of the sheds.



Figure 4: Metal Sheds not painted – 1st 8x10 & 2nd 8x16



Figure 5: Interior of shed.

Swainsboro, Georgia 30401
(478) 237-6708 • www.handihouse.com

Manf. Cert. #: MFT178 / Third Party: Top Line Engineering

Serial #: _____ Date of Mfg.: _____

DBPR ID #: 41587 Construction Type: V-B

Floor Load Live: 125 psf Dead: 10 psf

Roof Load Live: 20 psf Dead: 10 psf

Wind Velocity Rating: 180 mph

Occupancy: Residential Lawn Storage Shed

Figure 6: Shed specifications.



Figure 7: Ramp on front porch side stairs.



Figure 8: Ramp over back stairs.



Trim Billard Green.



Body Dapper Tan.

Figure 9: Paint colors.



Figure 10: Resurface front walkway.



Figure 11: AI image of tile on front step risers.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

APPLICATION #: HPB 2608
DATE RECEIVED: 2-24-26
HEARING DATE: _____

Application Requirements

This application must be completed and submitted with an application fee and ALL required attachments. **Advertising fees are to be paid by the applicant.**

(Checks payable to the City of Palatka)

___ \$50.00 (Administrative level) X \$350.00 (HPB level) ___ \$500.00 (After the fact)

- | | |
|---|---|
| ☒ Application Fee | ☒ Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project. |
| ☒ Site Plan with dimensions | ☒ Material(s) specifications and/or sample(s) |
| ☐ Letter of Authorization for Agent is required if any person other than the property owner makes the application and acts on behalf of the owner. | ☒ Color samples. |
| ☒ Plans - 2 copies for review drawn to scale | ☐ Demolition - Plans for what will be taking the demolished structure's place should be submitted. |
| ☐ Deed | |

Building & Site Information

- Property Address: 417 Kirby St., Palatka, FL 32177
- Parcel Number: _____
- Historic District: ☐ North or ☒ South

Property Owner/Applicant Information

Property Owner(s)

Name(s): James S. Decker & Maureen C. Decker
Mailing Address: 120 121 Orange Dr., East Palatka, FL 32131
Phone Number(s): (561) 779-2659 Email: Seafarer1978@gmail.com

Agent/Contractor(s)

Name(s): N/A
Mailing Address: _____
Phone Number(s): _____ Email: _____

ORIGINAL HPB

Description of Requested Work

Please indicate the type of work requested:

- | | | | |
|---|---|--|--|
| ☐ Windows | ☐ Doors | ☐ Roof | ☐ Wood Repair |
| ☐ Porch | ☐ Fence | ☐ Signage | ☐ Exterior Painting |
| ☐ Addition | ☐ Alteration | ☐ Demolition ; install | ☐ Relocation |
| ☐ New Construction | ☐ General Maintenance | ☒ Other: <u>Two (2) portable storage sheds</u> | |
| Present Use of Property: | ☒ Single Family Residence | ☐ Multi-family Residence | ☐ Commercial |

Provide a detailed description of the proposed work to be performed: Install (2) two portable storage sheds behind The house. (Shed #1) - 8'x10' (80sq ft)
(Shed #2) - 8'x16' (128sq ft). Exterior color will match existing
garage colors, Body color (Dapper Tan SW6144) and Trim color
(Billiard Green SW0016)
This application submitted by:

Owner 1 (Print Name): James J. Decker

Signature of Owner 1: _____ Date: _____

Owner 2 (Print Name): Maureen C. Decker

Signature of Owner 2: _____ Date: _____

Print Agent Name: _____

Signature of Agent: _____ Date: _____

To Be Notarized

Name (Print Name): James Decker

Signature: James Decker Date: 2/24/2026

STATE OF FL County of Putnam

Before me this day personally appeared James Decker who executed the foregoing application and acknowledged to and before me executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 24 day of Feb A.D. 2024

(Notary Seal)



Michelle Renee Brown
Notary Public

My commission expires: 8-18-29 State of FL at Large.

Type of Identification Produced: ID



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

APPLICATION #: _____
DATE RECEIVED: _____
HEARING DATE: _____

For Official Use Only

Date Submitted: _____ Received By: _____ Preliminary Review By: _____

Signs Posted By: _____

Required Attachments Reviewed:

- | | | | |
|---|--|--|--|
| ☐ Proposed Site Plan
changing) | ☐ LOA | ☐ Legal Description | ☐ Existing Elevations (if |
| ☐ Product Information
changing) | ☐ Plans (if addition) | ☐ Photographs | ☐ Proposed Elevations (if |

City of Palatka
201 N 2ND ST
PALATKA FL 32177-3735
(386) 329-0100
CASH RECEIPT

Date: 02/24/2026 OPER ID: MBROWN RECEIPT NO:D017692

RECEIVED FROM: 417 KIRBY ST

AMOUNT RECEIVED: 350.00 TYPE: CK CHECK: 128

CHANGE DUE: 0.00

TOTAL RECEIVED: 350.00

DISTRIBUTION:

AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
350.00		417 KIRBY ST COA

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Joyce C. Norris
Guaranty Title Company of Palatka
213 North 4th Street
Palatka, Florida, 32177

Inst:201354781211 Date:9/23/2013 Time:3:53 PM

Doc Stamp-Deed 966.00

CLK DC, Tim Smith, Putnam County Page 1 of 2 B: 1359 P: 1090

Property Appraisers Parcel Identification (Folio) Numbers: 42-10-27-6850-0450-0030

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 20th day of September, 2013 by Amanda M. Winters, a married woman, joined by her husband Patrick Lee Ditto, whose post office address is 417 Kirby Street, Palatka, FL 32177 herein called the grantor, to James J. Decker and Maureen C. Decker, husband and wife, whose post office address is 3720 SE Bowsprit Ct., Stuart, FL 34997, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in PUTNAM County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Joyce C. Norris
Witness #1 Signature

Joyce C. Norris
Witness #1 Printed Name

Bethany J. Smith
Witness #2 Signature

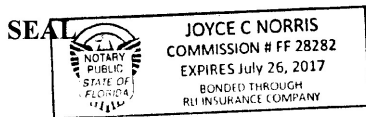
Bethany J. Smith
Witness #2 Printed Name

Amanda M. Winters
Amanda M. Winters

Patrick Lee Ditto
Patrick Lee Ditto

**STATE OF FLORIDA
COUNTY OF PUTNAM**

The foregoing instrument was acknowledged before me this 20th day of September, 2013 by Amanda M. Winters and Patrick Lee Ditto who are personally known to me or have produced FL Driver's Licenses as identification.



My Commission Expires:

Joyce C. Norris
Notary Public

Joyce C. Norris
Printed Notary Name

File No: 12508

Exhibit "A"

Legal Description for File No.: 12508

All Those certain lots, tracts or parcels of land situate, lying and being in the City of Palatka, Putnam County, Florida, and more particularly described as follows:

37 feet on the Westerly side of Lot Three (3) and 38 feet on the Easterly side of Lot Four (4), of Block Forty-Five (45) of the City of Palatka, Putnam County, Florida. Same described as beginning at a point on Kirby Street 162 feet Easterly from the intersection of Kirkland and Kirby Streets and running thence Southerly at right angles with Kirby Street 150 feet; thence Easterly parallel with Kirby Street 75 feet; thence Northerly at right angles with Kirby Street 150 feet to Kirby Street; thence Westerly along the Southerly line of Kirby Street 75 feet to the place of beginning. All according to copy of Dick's Map of said City filed for record in the office of the Clerk of the Circuit Court, Putnam County, Florida.

(Being Tax Parcel #42-10-27-6850-0450-0030)

James and Maureen Decker
417 Kirby St.
Palatka FL. 32177

Parcel # 0450-0030

Requesting
approval for
COA
417 Kirby St.

Placement of small 8' X 10' & 8' X16' portable storage units.

ADA Code Compliant access ramps.

Improve street appearance of front access walkway and step risers.



**View looking from Kirkland St.; showing
locations for Portable Storage units**

Side house view from Kirby St.

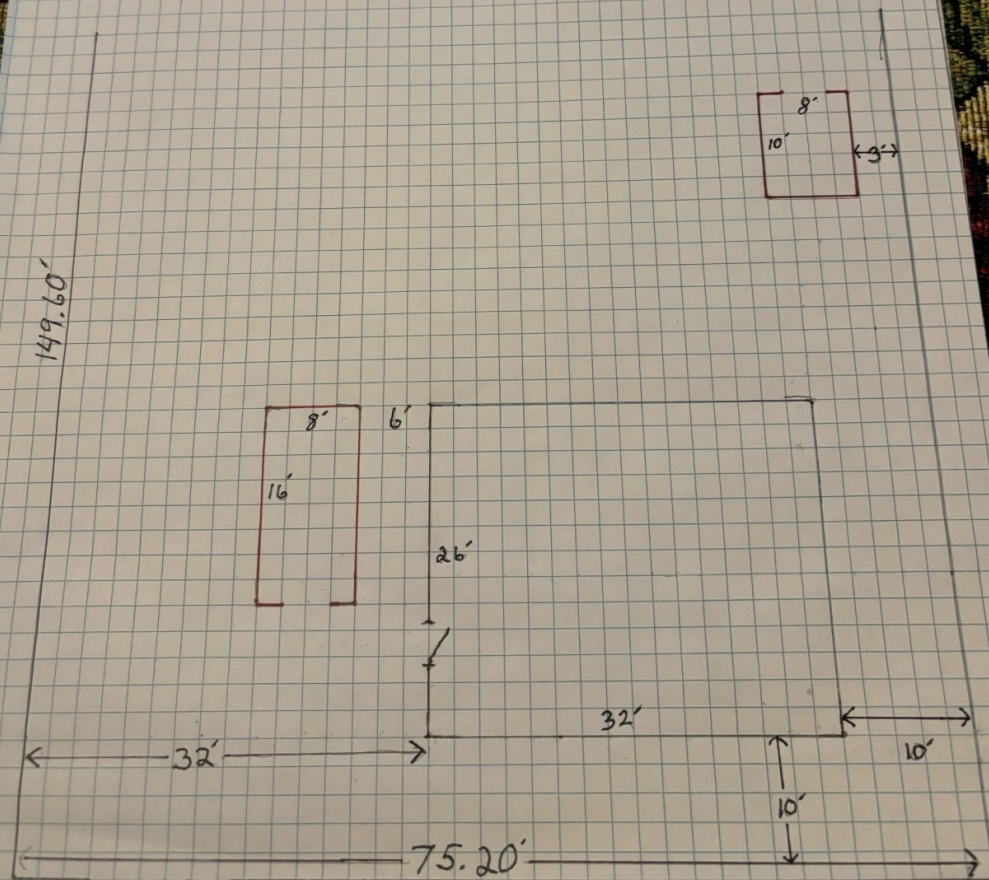


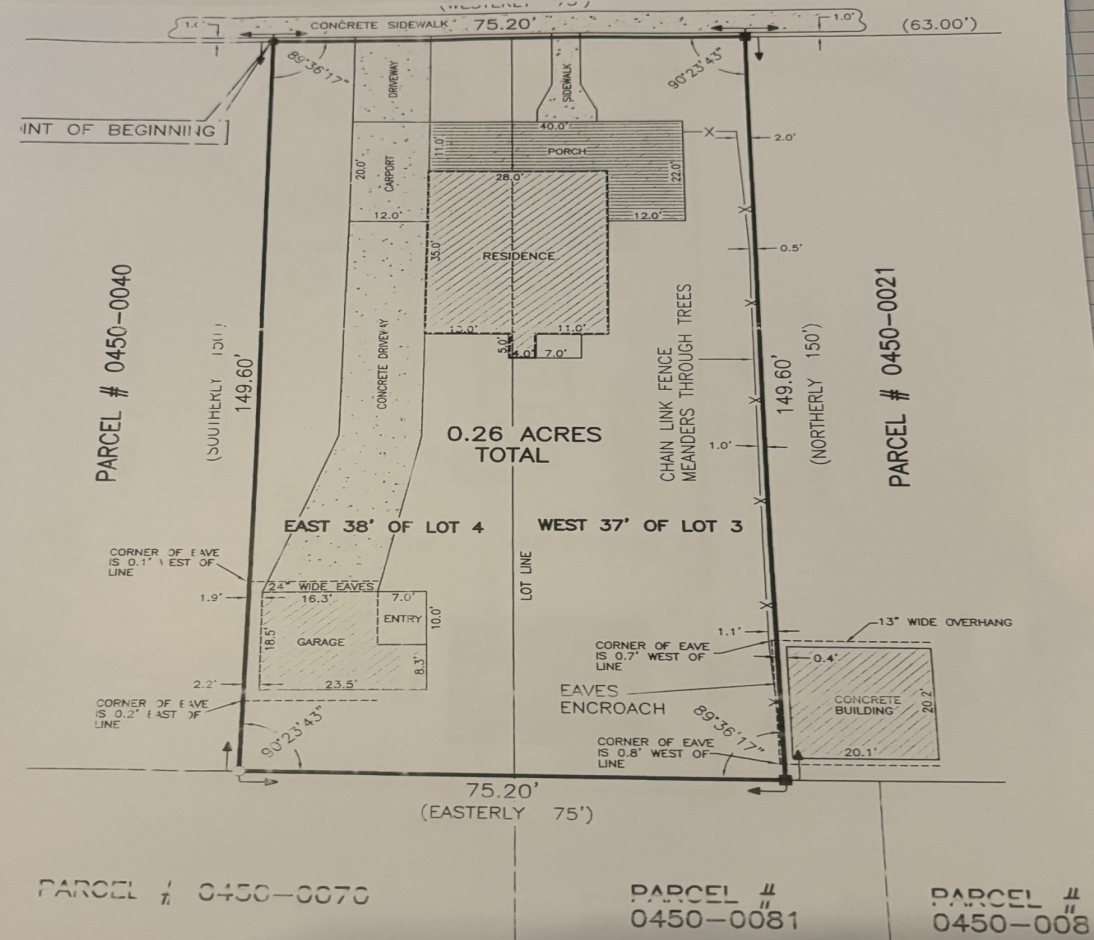
- Kirby Street front view



Kirby Street Straight on view







INT OF BEGINNING

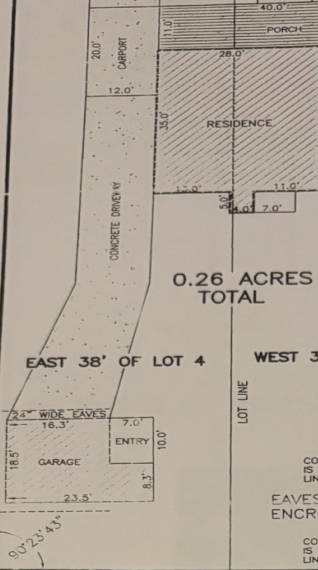
PARCEL # 0450-0040

CORNER OF EAVE
IS 0.1' WEST OF
LINE

CORNER OF EAVE
IS 0.2' WEST OF
LINE

(SOUTHERLY 131°)

149.60'



0.26 ACRES
TOTAL

EAST 38' OF LOT 4

WEST 37' OF LOT 3

LOT LINE

CHAIN LINK FENCE
MEANDERS THROUGH TREES

(NORTHERLY 150°)

149.60'

PARCEL # 0450-0021

CORNER OF EAVE
IS 0.7' WEST OF
LINE

EAVES
ENCROACH

CORNER OF EAVE
IS 0.8' WEST OF
LINE

13" WIDE OVERHANG

CONCRETE
BUILDING

20.1'

- 4" x 4" Concrete Monument (No I.D.)
- 5/8" Rebar & Cap (#4004)
- 1/2" Iron Rod (#4398)
- Drill Hole in concrete

THE SURVEY DEPICTED HEREON
IS NOT PROTECTED BY
PROFESSIONAL LIABILITY INSURANCE

BOUNDARY SURVEY		JOB NO. 13-311	FIELD BOOK 585
MORRIS SURVEYING & MAPPING, INC.			
P.O.	BOX 1230	6845 S.E.	221st STREET
HAWTHORNE,	FLORIDA	32640	(352) 481-4895

SW 0016
Billiard Green
Victorian

SW 6144
Dapper Tan

206-C5



ADA & Code Compliant access ramp



ADA & Code Compliant Access Ramp



ADA & Code Compliant access ramps.



6" x 6" Porcelain Spanish tile



Proposal for Front Entry Step Risers being Tiled



Proposal for Front Walkway

Step 1 - Smooth top of walkway with a thin coat of concrete to remove bumpy appearance

Step 2 – Stencil to accent edges of front walkway with a brick stencil, to match house porch brick color, using concrete stain, which would outline the entire front walkway

END

Page 1
☒ original
☐ update

HISTORIC STRUCTURE FORM FLORIDA MASTER SITE FILE

Version 1.1: 3/89

Site 8PU01134

Recorder # _____

Site Name 417 Kirby Street
Historic Contexts Palatka South Historic District
Nat. Register Category Building
Other Names or MSF Nos. _____
County Putnam Ownership Type Private
Project Name Palatka Redevelopment Plan DHR No. 4025

LOCATION (Attach copy of USGS map, sketch-map of immediate area)

Address 417 Kirby St.
Vicinity of / Route to _____
Subdivision Palatka Block No. 45 Lot No. 4 & pt 3
Plat or Other Map _____
Township T10S Range R27E Section 42 1/4 _____ 1/4-1/4 _____
Irregular Section? yes ☒ no Land Grant _____
USGS 7.5 Map Palatka
UTM: Zone _____ Easting _____ Northing _____
Coordinates: Latitude 29 D 38 M 68 S Longitude 81 D 38 M 09 S

HISTORY

Architect: F Unknown M _____ L _____
Builder: F Unknown M _____ L _____
Const. Date: 18 Circa _____ Restoration Date(s) _____
Modification Date(s): _____
Move: Date NA Original Location _____
Original Use(s) Private Residence
Present Use(s) Private Residence

DESCRIPTION

Style Frame Vernacular
Plan: Exterior Irregular
Interior _____
No. of: Stories 2 Outbuildings 0 Porches 1 Dormers 1
Structural System(s) Wood Frame
Exterior Fabric(s) Wood Weatherboard
Foundation: Type Continuous Materials Brick
Infill _____
Porches Large porch across front of house, north end screened
Roof: Type Intersecting Gable Surfacing Metal & composition shingles
Secondary Structures Shed dormer & gable porch w/ intersecting gable at entrance
Chimney: No. 1 Mtls Brick Locns Along ridge 1/4 in from East side
Windows Wood Double Hung 9/1;
Exterior Ornament Simple wood trim at doors & windows, columns on porch, & roof brackets
Condition Good Surroundings Residential
Narrative (general, interior, landscape, context; 3 lines only)
Two story house with large front porch across full width of house plus one bay extension for carport. Porch roof, brackets, and columns provide primary detailing for house. House is well landscaped and maintained.

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF Archaeological form completed? yes ☒ no (If yes attach)
Artifacts or Other Remains _____

RECORDER'S EVALUATION OF SITE

Areas of Significance Attractive 2 story house with large front porch. House is well landscaped and maintained. Detailing of porch and roof brackets raise the detail and character of this house to make it a major contributor to the district.

Eligible for National Register? Yes ☒ No ☐ Likely ☐ need info. ☐ insf. info.
 Significant as part of district? ☒ Yes ☐ No ☐ Likely ☐ need info. ☐ insf. info.
 Significant at local level? ☒ Yes ☐ No ☐ Likely ☐ need info. ☐ insf. info.

SUMMARY ON SIGNIFICANCE (Limit to three lines provided; see page 3)

House is attractive, well detailed and sited and a good addition to the historic district.

* * * DHR Use Only * * * * * * * * * * DHR Use Only * * *

* Date Listed On National Register _____ *

* Keeper Determination of Eligibility (Date): Yes _____ No _____ *

* SHPO Evaluation of Eligibility (Date): Yes _____ No _____ *

* Local Determination of Eligibility (Date): Yes _____ No _____ *

* Office _____ *

* * * DHR Use Only * * * * * * * * * * DHR Use Only * * *

Recorder Information: Name F. Richard M.W. L. Pohlman

Date: Month 3 Year 94 Affiliation University of Florida

Photographs (Attach a labeled print bigger than contact size.)

Location of Negatives DAHRM

Negative Number C34

P H O T O G R A P H

M A P
 Street/Plat Map
 (Not USGS Map)

Attach a B/W photographic print here with plastic clip. Label the print itself with at least:

the FMSF site number
 (Use survey number or site name if not available)
 Direction and Date of photograph.
 Prints larger than contact size are preferable.

1930 Sanborn Map

REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED

8P001134

The City of Palatka South Historic District



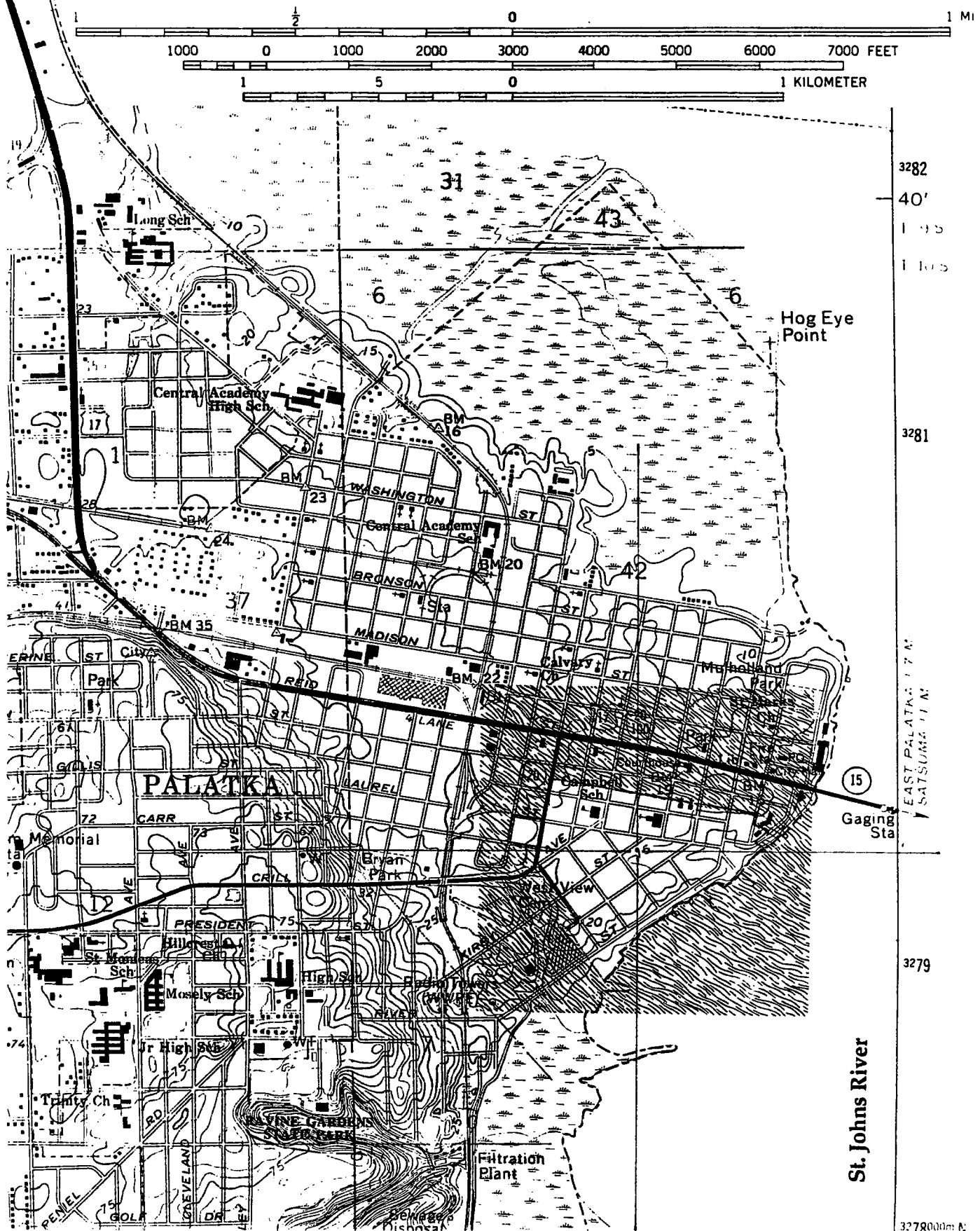
South Historic District

Site 8PU

417 Kirby St.

U. S. Geological Survey Map enlarged 25%

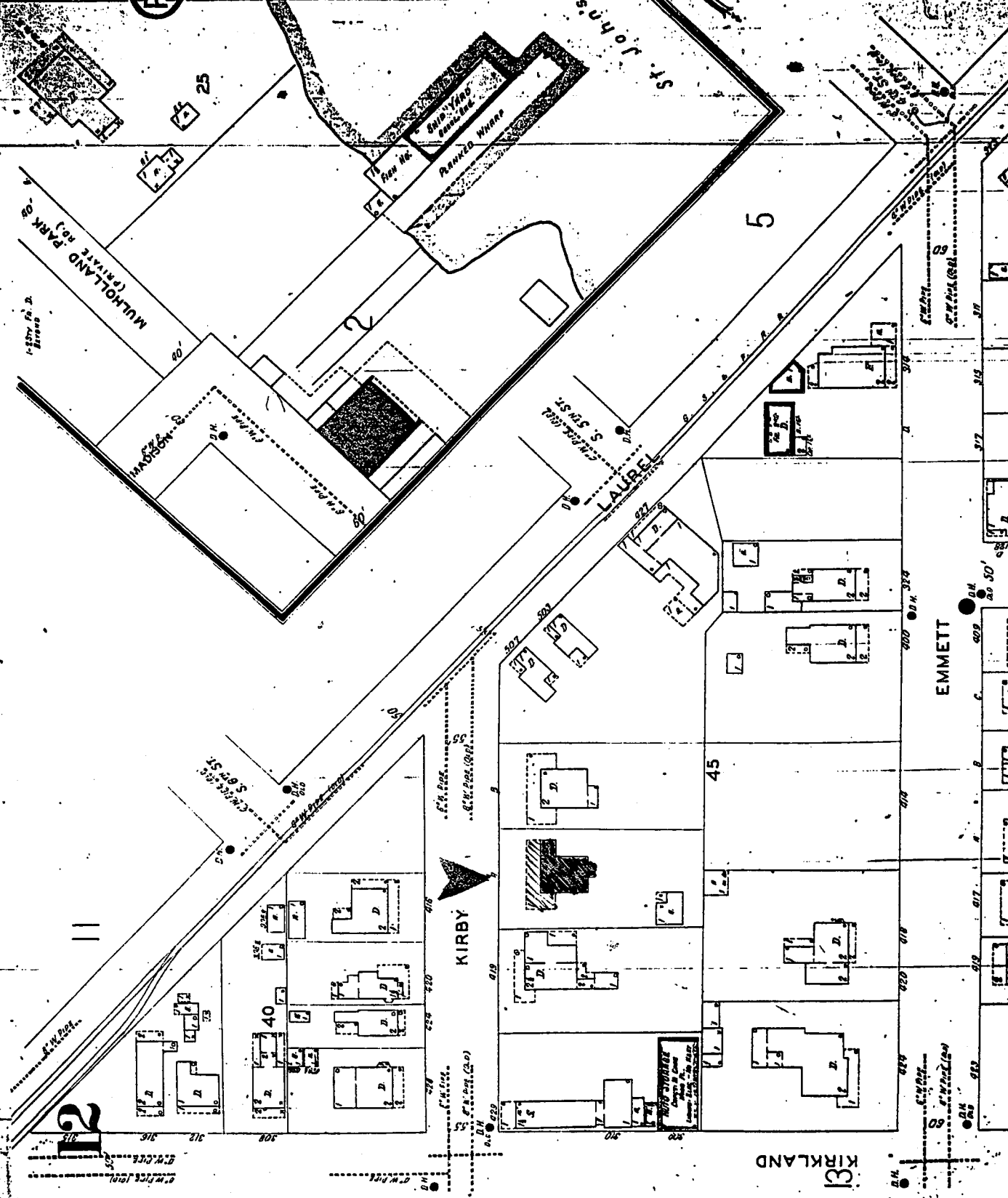
3283



St. Johns River

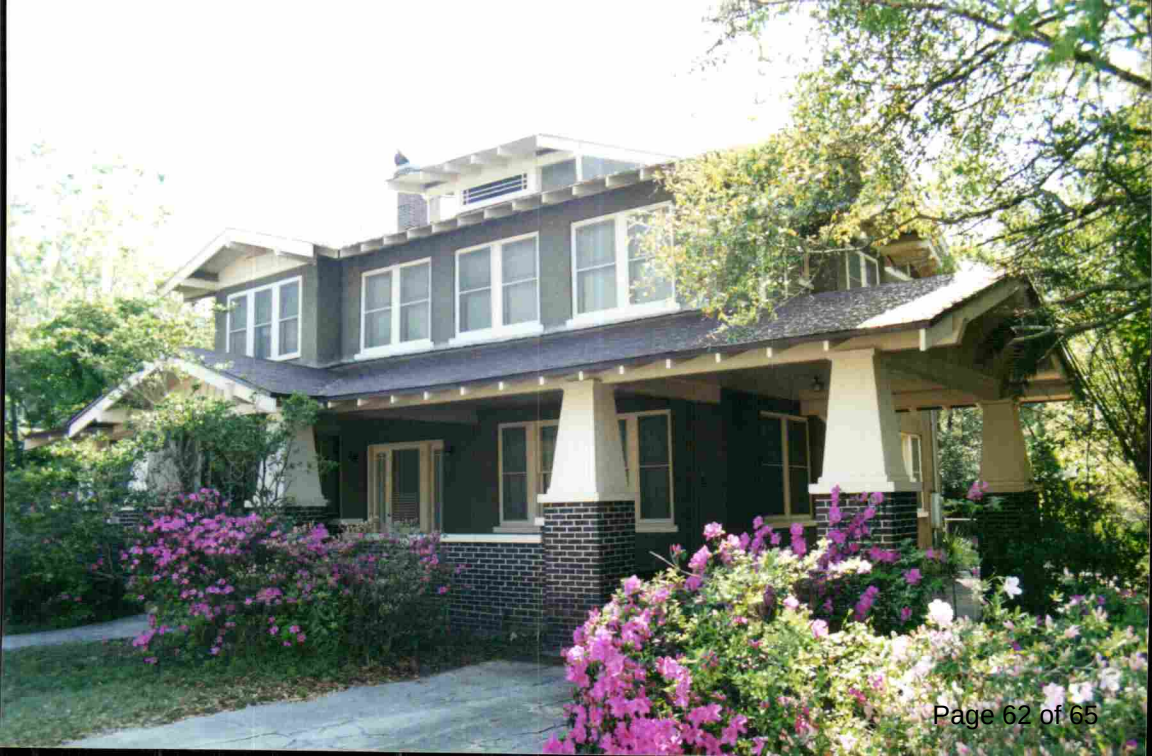
12

JULY 1930
PALATKA
FLA.



12

KIRKLAND
13



12-02 HERN 96.1

**4 1 7 Kirby St.
West Elevation**

M. Arias / M. Mondell

March, 1994

C34; DAHRM

Photo No. 1 of 1

Site 8PU 01134

STAFF REPORT

DATE: April 2, 2026
TO: City of Palatka Historic Preservation Board
FROM: City Staff

APPLICATION REQUEST

Staff presentation regarding the potential eligibility of the Central Business District for listing in the National Register of Historic Places (NRHP), including discussion of next steps. No formal action is requested; staff is seeking feedback and general support for advancing the initiative.

BACKGROUND

The City of Palatka has undertaken several historic documentation efforts in recent years, including the completion of the 2023 Historic Resources Survey and the preparation of Preliminary Site Information Questionnaires (PSIQs) for individual structures. Based on this information, the Florida Bureau of Historic Preservation has determined that the Central Business District appears to be potentially eligible for individual listing in the National Register of Historic Places.

PROJECT ANALYSIS

The National Register is currently conducting additional research to establish defensible district boundaries that accurately reflect the concentration of significant historic resources within the Central Business District. These boundaries are anticipated to extend beyond those initially identified in the PSIQ and must also account for their relationship to the adjacent North and South Historic Districts, including potential overlap.

This additional review is intended to ensure that the proposed district boundaries are well-supported and consistent with National Register criteria.

Upon completion of this boundary analysis, the next step in the process will be the preparation of a National Register Registration Form. This document formally outlines the district's historical significance, contributing resources, and justification for listing.

Designation in the National Register would provide formal recognition of the historic character of the downtown core, support ongoing preservation planning efforts, and enhance eligibility for certain preservation-related funding opportunities.

Staff Recommendation

This item is presented for informational purposes only. Staff recommends that the Historic Preservation Board provide feedback and indicate general support for continuing to advance this initiative, with the intent of bringing a future item forward to the City Commission.

ATTACHMENTS

None