

ELIZABETH VAN RENSBURG
CHAIR

BREANNA PIERCE
VICE CHAIR

MEGAN BEVILLE
BOARD MEMBER

CHRISTOPHER HOLLISTER
BOARD MEMBER

MARK TURNBOW
BOARD MEMBER

TIMOTHY JEFFERSON
BOARD MEMBER

MARY JANE ROSA
BOARD MEMBER

CYNTHIA W. CURRY
INTERIM CITY MANAGER

JANE WEST, ESQ.
CITY ATTORNEY

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

KAREN HAYES, MMC, FCPC
CITY CLERK

ALEX ROMERO
PLANNING CLERK



AGENDA
HISTORIC PRESERVATION BOARD MEETING
August 6, 2026 at 4:00 PM

1. CALL TO ORDER

- a. Invocation
- b. Pledge of Allegiance
- c. Roll Call
- 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
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.

2. APPROVAL OF MINUTES

- a. Approve minutes of the June 04, 2026, Meeting.

3. PUBLIC COMMENTS

- a. **Public Comments** — (Speakers limited to three minutes — no action taken on items)

4. NEW BUSINESS

- a. **HPB Case 26-24 Request for a Certificate of Appropriateness (COA) for the placement of a detached garage.**
Address: 616 Kirby St., Palatka, FL 32177
Parcel ID: 42-10-27-6850-0420-0060
- b. **HPB Case 26-30: Request for a Certificate of Appropriateness (COA) for the placement of two fences.**

- 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.

Elizabeth van Rensburg
Chair

Breanna Pierce
Vice Chair

Megan Beville
Board Member

Christopher Hollister
Board Member

Mark Turnbow
Board member

Timothy Jefferson
Board Member

Mary Jane Rosa
Board Member



JASON SHAW
ACTING CITY MANAGER
POLICE CHIEF

JANE WEST, ESQ.
CITY ATTORNEY

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

KAREN HAYES, MMC, FCPC
CITY CLERK

ALEX ROMERO
PLANNING CLERK

**HISTORIC PRESERVATION BOARD
MINUTES
CITY OF PALATKA
June 4, 2026**

1. CALL TO ORDER

a. Invocation

Invocation was led by Ms. Pierce.

b. Pledge of Allegiance

Pledge of Allegiance led by Ms. Beville.

c. Roll Call

Present:

Elizabeth van Rensburg
Brianna Pierce
Mark Turnbow
Tim Jefferson
Mary Jane Rosa

Absent:

Christopher Hollister

Also Present: Lorenzo Aghemo, Planning Director; Jane West, City Attorney via zoom; Alex Romero, Planning Clerk; Renee' Brown, Planner I; Ryan Mickles, Planner I; Michael Hill, Senior Planner; Nicole Auth, CRA Coordinator; Allegra Kitchens, Former Commissioner; Ryan Adams, Applicant

d.

Meeting Purpose Disclosure was read unto the record.

e. Appeal Procedures & ExParte Communication

The appeal procedures were read by the Chair, and time was allotted for ex parte disclosures.

2. APPROVAL OF MINUTES

a. Approve minutes of the May 05, 2026, Meeting.

Motion to approve May 5, 2026, Minutes by Ms. Pierce, seconded by Mr. Turnbow. The motion carried unanimously.

3. PUBLIC COMMENTS None were heard.

4. NEW BUSINESS

- a. HPB Case 26-19 Request for improvements to single-family residence
Address: 223 Madison Street
Parcel No.: 42-10-27-6850-0090-0010

Ryan Mickles Planner I presented a request for a Certificate of Appropriateness for exterior improvements to the single-family residence at 223 Madison Street in the North Historic District. The proposed improvements included repair of the front entrance portico roof, replacement of the metal roof over the side porch, replacement of exterior lighting and handrails, restoration of the second-story balustrade, and repainting of exterior trim and porch floors. Mr. Mickles noted that the proposed roof replacement would match the existing metal roof and that the proposed exterior colors were consistent with the City's approved historic color palette.

The Board discussed the proposed improvements and identified the second-story balustrade as a feature requiring further consideration. Upon review of photographs included with the application, the Board confirmed the balustrade had previously been present on the residence. The applicants explained that the second-floor door provides access to the balcony and that the balustrade would be restored to return the area to a usable condition. The Board also confirmed that the proposed roofing and painting constituted compatible replacements consistent with the existing property and approved color palette.

Motion to approve the Certificate of Appropriateness was made by Ms. Pierce, seconded by Mr. Beville. The motion carried unanimously.

- b. HPB Case 26-18: Request a Certificate of Appropriateness for adding a fence and back deck.
Address: 313 Madison St Palatka, FL 32177
Parcel No. 42-10-27-6850-0170-0052

Renee' Brown, Planner, I presented a request for a Certificate of Appropriateness for exterior improvements to the residence at 313 Madison Street in the North Historic District. The request included a six-foot privacy fence with a gate, a rear deck with railings and lattice trim, replacement of damaged siding, and repainting in the existing color. Staff noted that the Colonial Revival residence was constructed between 1909 and 1915 and contributes to the historic character of the district.

The applicant, Ryan Adams, explained that the proposed fence would replace an existing chain-link fence and deteriorated fencing along the rear of the property. He also explained that the rear deck would improve access to the residence for his brother, who is a quadriplegic, without requiring changes to the front of the home.

The Board discussed the proposed black metal gate and its compatibility with the historic character of the district. Mr. Adams stated that the gate was intended as a temporary option and that he was open to a more compatible design. The Board discussed using a wood gate matching the proposed privacy fence. Staff also clarified that the proposed fence would remain behind the front facade and comply with the applicable fence regulations.

Motion to approve the privacy fence was made by Ms. Pierce, seconded by Ms. Beville. The motion carried unanimously.

Motion to approve a wood gate matching the privacy fence was made by Ms. Pierce, seconded by Mr. Turnbow. The motion carried unanimously.

Motion to approve the rear deck was made by Ms. Pierce, seconded by Ms. Rosa. The motion carried unanimously.

Motion to approve the siding replacement and repainting was made by Ms. Pierce, seconded by Ms. Rosa. The motion carried unanimously.

5. OTHER BUSINESS

6. BOARD MEMBER COMMENTS

Board members expressed appreciation for property owners investing in and improving historic properties within the North Historic District.

7. STAFF COMMENTS

The Board discussed limiting future agenda items to matters requiring Board review. Staff and Board members noted that certain like-for-like repairs and colors selected from the City's approved historic color palette may be handled administratively.

8. ADJOURN

Motion to adjourn by Mr. Jefferson

Staff Report

HPB Date: August 6, 2026



Case#: HPB 26-24

Address: 616 Kirby St., Palatka, FL 32177

Parcel ID: 42-10-27-6850-0420-0060

Applicant: Alan Hentschel & Jane Danto

A. Application Summary

I. General

Project Name: HPB 26-24
Certificate of Appropriateness

Request: Addition of a detached garage.

Acres: .38

Location: 616 Kirby St.

Project Manager: Renee' Brown

Owner: Alan Hentschel & Jane Danto

Agent: N/A

II. Background

The subject .38 acre parcel is located in the South Historic District. "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 façade simple and balanced. Gabled roof parallel to street. Diminutive but with characteristics to well defined historic residential district.

The applicant would like to add a detached garage measuring 576 square feet to the property. The garage has a dormer and will be constructed to match the main structure. Also painted white consistent with the house.



Figure 1: 616 Kirby St. Location map.

III. Analysis

The Historic Preservation Board is to determine if the garage is to be added to the property.

1. Photo of the garage is attached.
2. Desired placement of garage on the parcel is attached.
3. White paint is attached.

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.



Figure 2: 616 Kirby St.



Figure 3: Proposed garage.

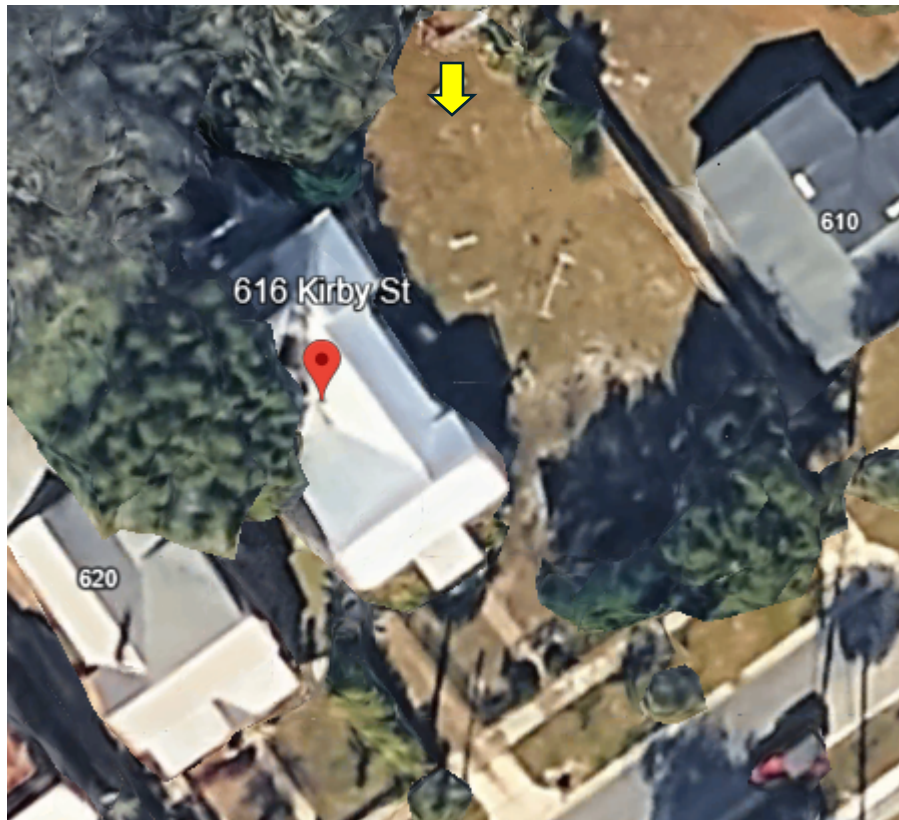


Figure 4: Placement of the garage will be on the right rear side of the structure.

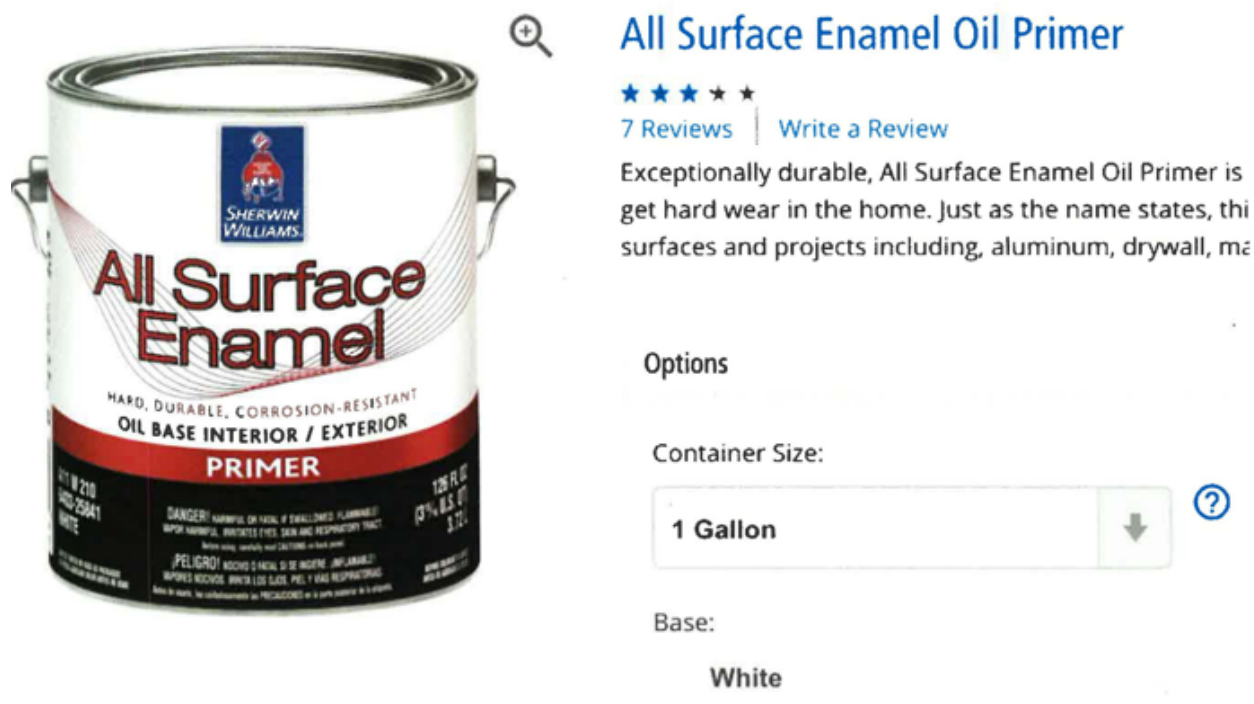


Figure 4: Garage paint.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

APPLICATION #: HPB 26-24
DATE RECEIVED: 6-24-26
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) ___ \$350.00 (HPB level) ___ \$500.00 (After the fact)

- | | |
|---|--|
| ☐ Application Fee
☐ Site Plan with dimensions
☐ 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.
☐ Plans – 2 copies for review drawn to scale
☐ Deed | ☐ Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.
☐ Material(s) specifications and/or sample(s)
☐ Color samples.
☐ Demolition – Plans for what will be taking the demolished structure's place should be submitted. |
|---|--|

Building & Site Information

- Property Address: 616 KIRBY STREET, PALATKA, FL 32177
- Parcel Number: _____
- Historic District: ☐ North or ☒ South

Property Owner/Applicant Information

Property Owner(s)

Name(s): ALAN HENTSCHEL, JANE DANTO
Mailing Address: 616 KIRBY STREET, PALATKA, FL 32177
Phone Number(s): (630) 536-9783 Email: FORCESATPLAY@YAHOO.COM

Agent/Contractor(s)

Name(s): _____
Mailing Address: _____
Phone Number(s): _____ Email: _____

Description of Requested Work

Please indicate the type of work requested:

- | | | | |
|--|--|---|--|
| ☐ Windows | ☐ Doors | ☐ Roof | ☐ Wood Repair |
| ☐ Porch | ☐ Fence | ☐ Signage | ☐ Exterior Painting |
| ☐ Addition | ☐ Alteration | ☐ Demolition | ☐ Relocation |
| ☒ New Construction | ☐ General Maintenance | ☐ Other: _____ | |
| Present Use of Property: | ☐ Single Family Residence | ☐ Multi-family Residence | ☐ Commercial |

Provide a detailed description of the proposed work to be performed: THE CONSTRUCTION OF A ONE-CAR GARAGE ON THE PROPERTY OF OUR RESIDENCE WITH WATER AND ELECTRIC ON CONCRETE

This application submitted by:

Owner 1 (Print Name): ALAN HENTSCHEL

Signature of Owner 1: [Signature] Date: 6-24-26

Owner 2 (Print Name): JANE DANTO

Signature of Owner 2: _____ Date: _____

Print Agent Name: _____

Signature of Agent: _____ Date: _____

To Be Notarized

Name (Print Name): Alan Hentschel

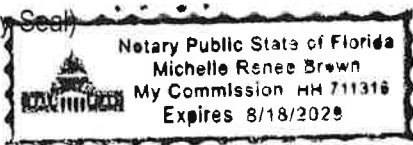
Signature: [Signature] Date: 6-24-26

STATE OF FL County of Putnam

Before me this day personally appeared Alan Hentschel, 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 June A.D. 2026.

(Notary Seal)



[Signature]
Notary Public

My commission expires: 8-18-2029 State of FL at Large.

Type of Identification Produced: FL 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: 06/24/2026 OPER ID: MBROWN RECEIPT NO:D017738

RECEIVED FROM: 616 KIRBY ST.

AMOUNT RECEIVED: 350.00 TYPE: CK CHECK: 160

CHANGE DUE: 0.00

TOTAL RECEIVED: 350.00

DISTRIBUTION:

AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
350.00		616 KIRBY ST.



SCHEDULE A

Guaranty Title Company of Palatka
213 North 4th Street
Palatka, Florida, 32177
386-325-4576 Telephone
386-328-0320 Fax

File No.: **13658**

1. Effective Date: **October 14, 2016 at 07:00 AM**

2. Policy or Policies to be issued:

Proposed Amount of Insurance:

a ALTA Owner's Policy 2006 (with Florida Modifications):

\$160,000.00

Proposed Insured:

Alan Robert Hentschel and Jane Nicole Danto

b. ALTA Loan Policy 2006 (with Florida Modifications):

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is: **Fee Simple**

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

Breanna Pierce

5. The land referred to in this Commitment is described as follows:

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

Countersigned: **Guaranty Title Company of Palatka**

BY: 

Authorized Officer or Agent

Page 1
— original
☒ update

HISTORIC STRUCTURE FORM FLORIDA MASTER SITE FILE

Version 1.1: 3/89

Site 8PU234

Recorder #

Site Name 616 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. 41025

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

Address 616 Kirby St.
Vicinity of / Route to _____

Subdivision Palatka Block No. 42 Lot No. pt. of 6
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 17 Easting 438270 Northing 3279300
Coordinates: Latitude 29 D 38 M 61 S Longitude 81 D 38 M 24 S

HISTORY

Architect: F Unknown M _____ L _____
Builder: F Unknown M _____ L _____
Const. Date: 1892-97 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 1 Outbuildings 0 Porches 1 Dormers 0
Structural System(s) Wood Frame
Exterior Fabric(s) Wood Weatherboard
Foundation: Type Piers Materials Brick
Infill Wood lattice
Porches Small porch at entrance
Roof: Type Gable Surfacing Standing seam metal
Secondary Structures Low pitched shed roof on porch
Chimney: No. _____ Mtls _____ Locns _____
Windows Wood Double Hung 1/1

Exterior Ornament Wood trim at doors and windows
Condition Good Surroundings Residential
Narrative (general, interior, landscape, context; 3 lines only)
Modest one story house with small porch at entrance. House and grounds are simple but well maintained making this building a contributing part of the historic district.

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 Modest one story house with small porch at entrance. House is detailed well to fit into the historic 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 a contributing part of the historic fabric of the 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 H22

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:

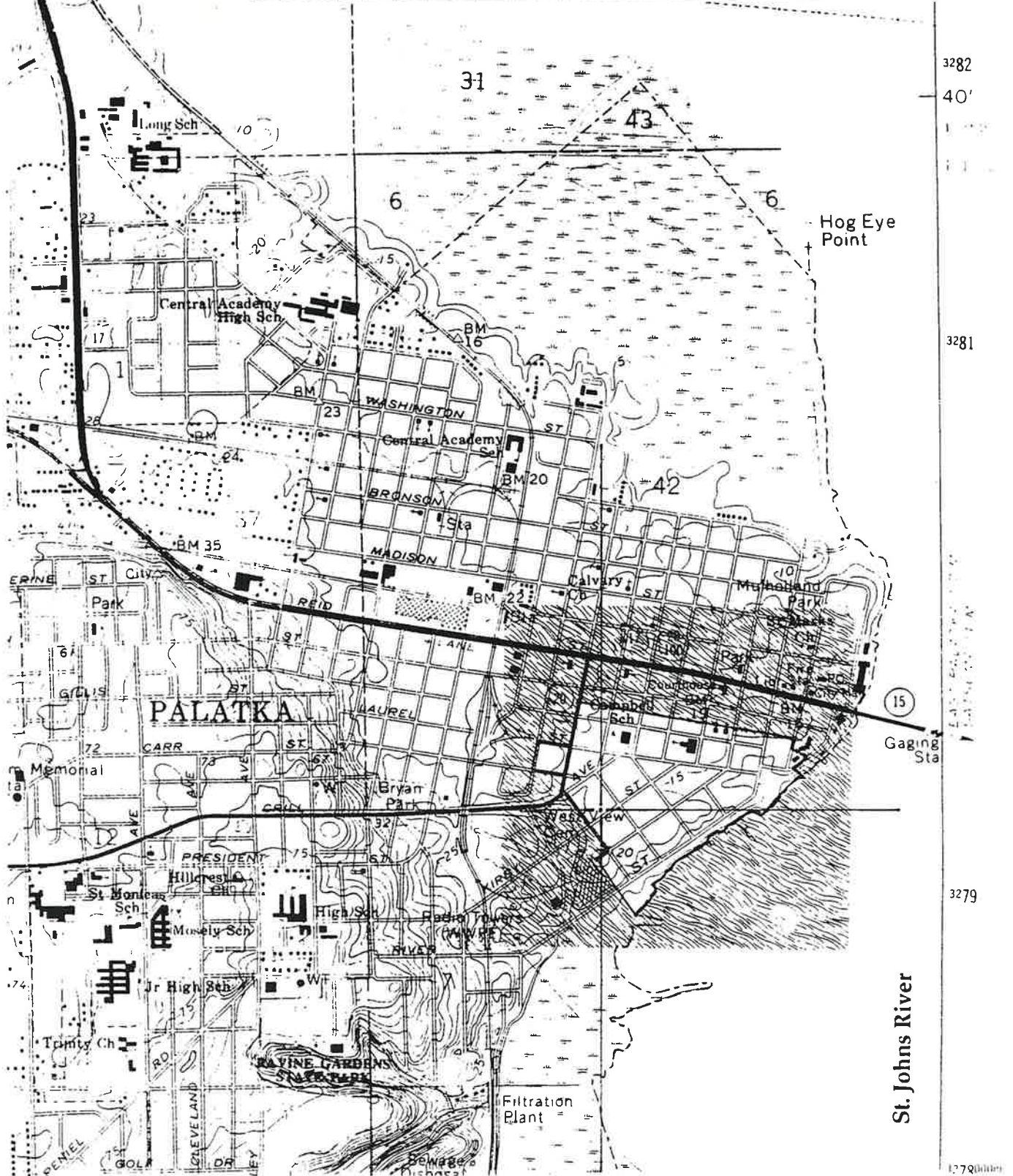
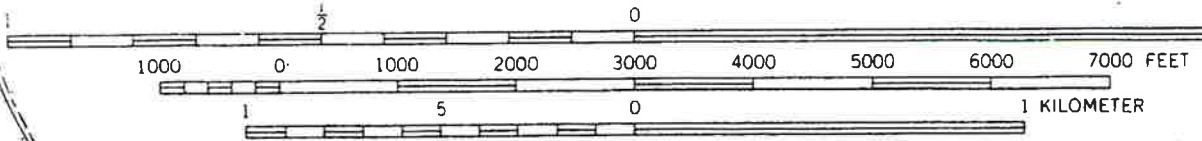
the FMSF site number
 (Use survey number or site name if not available)
 Direction and Date of photograph.
 Prints larger than contact size are preferable.

1930 Sanborn Map

REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED

The City of Palatka South Historic District

South Historic District
Site 8PU234
616 Kirby St.



St. Johns River

13

22

146

HAWKINS 15

JULY 1930
PALATKA
FLA.

KIRBY

MORRIS

DODGE

CUMIETT

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79FLORIDA MASTER SITE FILE
Site Inventory FormFDAH RM 802 = =
1009 = =Site Name 616 Kirby St., Palatka, FL 830 = = Site No. 8 P 234
Address of Site: 616 Kirby St., Palatka, FL 32077 Survey Date 8012 820 = =
Instruction for locating _____ 905 = =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 32077Type of Ownership private 848 = = Recording Date _____ 902 = =
Recorder: _____ 832 = =
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 = =
Check One Check One or More Present Use priv. residence 850 = =
☐ Excellent 863 = = ☐ Altered 858 = = Dates: Beginning +1897 844 = =
☒ Good 863 = = ☒ Unaltered 858 = = Culture/Phase American 840 = =
☐ Fair 863 = = ☒ Original Site 858 = = Period 19th Century 845 = =
☐ Deteriorated 863 = = ☐ Restored () (Date: X) 858 = =
☐ Moved () (Date: X) 858 = =NR Classification Category: Building 916 = =

Threats to Site:

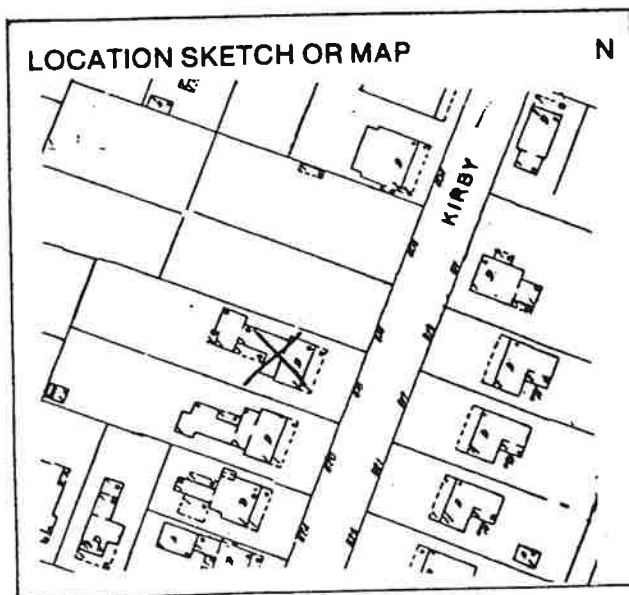
Check One or More
☐ Zoning (X) 878 = = ☐ Transportation (X) 878 = =
☐ Development (X) 878 = = ☐ Fill (X) 878 = =
☐ Deterioration (X) 878 = = ☐ Dredge (X) 878 = =
☐ Borrowing (X) 878 = =
☐ Other (See Remarks Below): _____ 878 = =Areas of Significance: Architecture 910 = =

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



Township	Range	Section
T10S	R27E	42

812 = =

UTM Coordinates:

17 438270 3279300
 Zone Easting Northing

890 = =

Photographic Records Numbers _____

860 = =

Contact Print



616 Kirby St.
East Elevation
M. Arias / M. Mondell
March, 1994
H22; DAHRM
Photo No. 1 of 1
Site 8PU234



Staff Report

HPB Date: August 6, 2026



Case#: HPB 26-30

Address: 117 Hotel St., Palatka, FL 32177

Parcel ID: 42-10-27-6850-0471=0071

Applicant: Michael & Page Thorne

A. Application Summary

I. General

Project Name: HPB 26-30
Certificate of Appropriateness

Request: Addition of two fences.

Acres: .15

Location: 117 Hotel St.

Project Manager: Renee' Brown

Owner: Michael & Page Thorne

Agent: N/A

II. Background

The subject .15-acre parcel is located in the South Historic District. "A transitional Frame Vernacular residence built between 1915 and 1924. Home combines the massing and plan of the Colonial Revival style with the entrance portico of the Bungalow. Unlike other transitional homes of the period, the main structure is covered by a steeply-pitched gable roof – reference to the Victorian period."

The applicant would like to add a black aluminum fence around the property, mainly for their dog. Also adding a white solid vinyl fence between the neighboring house.



Figure 1: 117 Hotel St. Location map.

III. Analysis

The Historic Preservation Board is to determine if adding the fencing around the property can be done.

1. Description of the black aluminum fence is attached.
2. Description of the white vinyl fence is attached.
3. Desired placement of fencing on the parcel is attached.

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.

117 Hotel St
Palatka, Florida



Figure 2: 117 Hotel St.

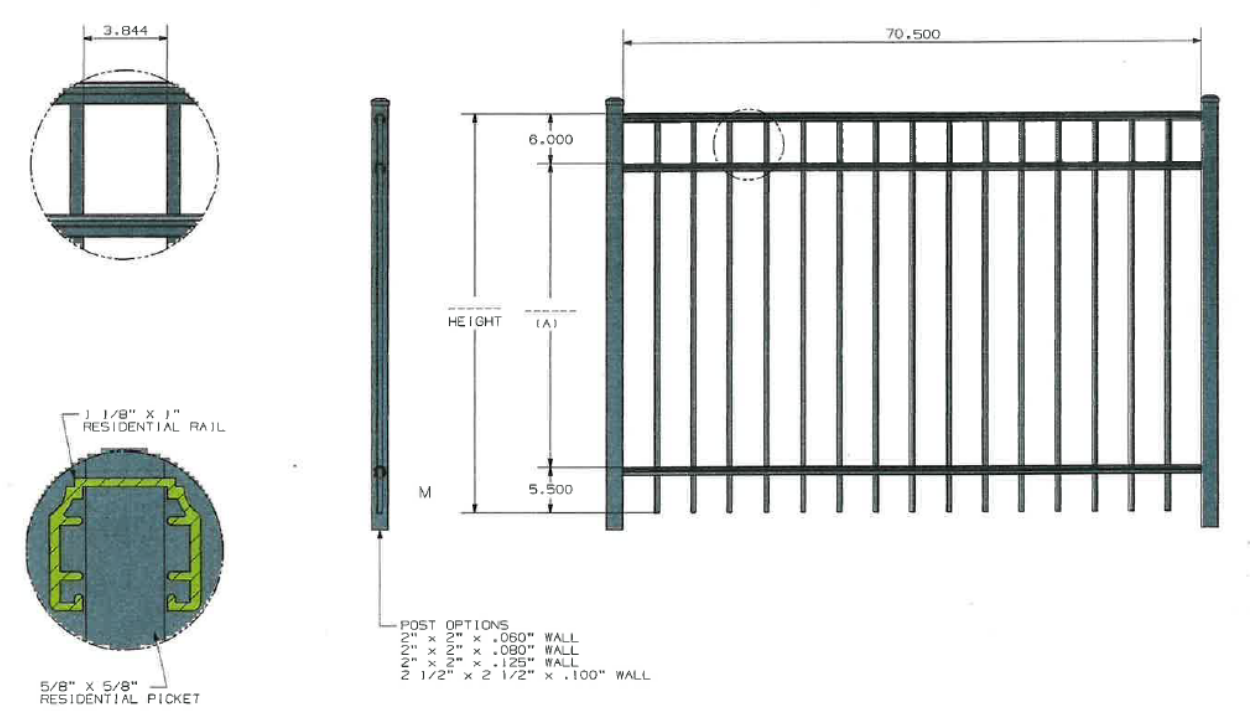


Figure 3: Black aluminum fence.

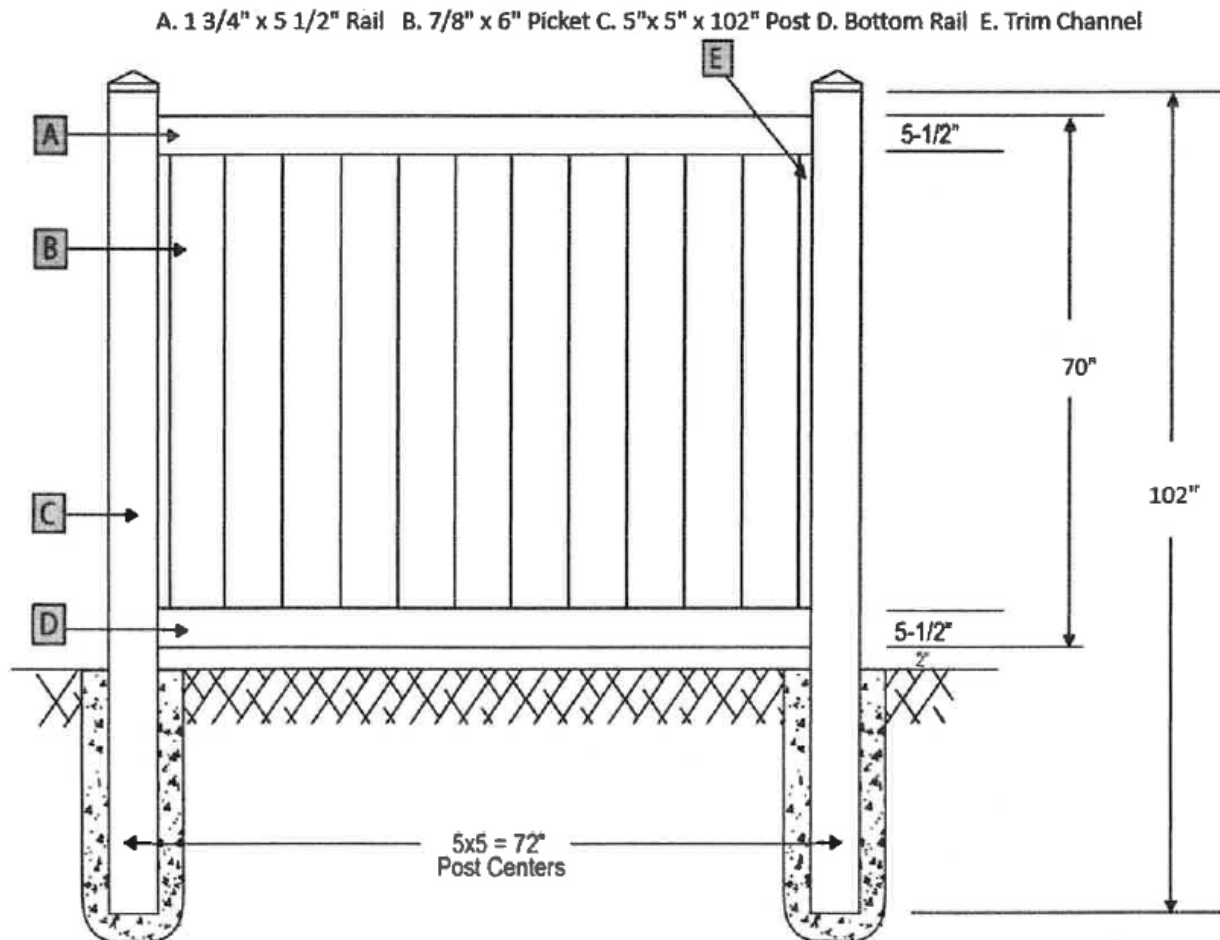


Figure 4: White vinyl fence.

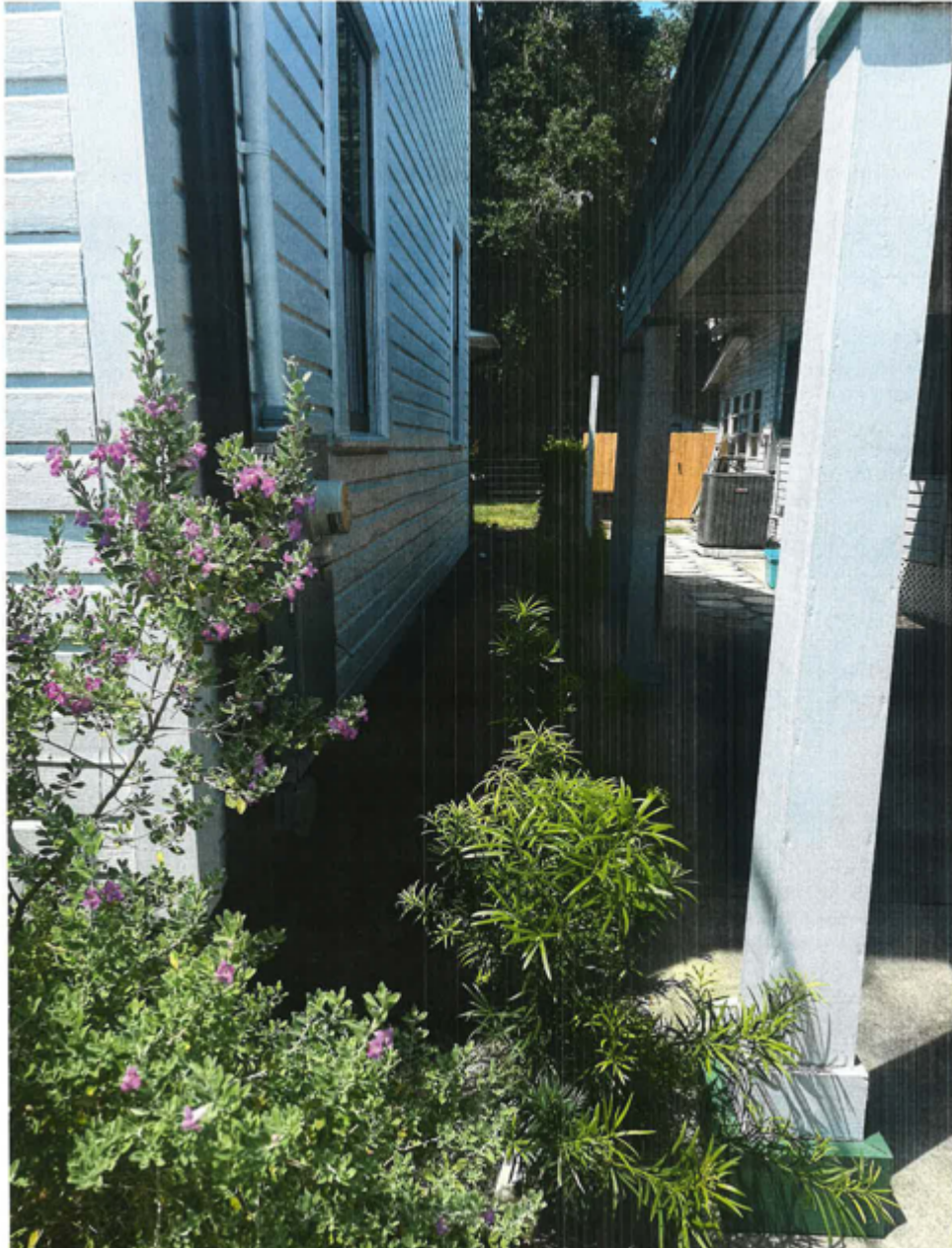


Figure 4: Placement of white vinyl fence



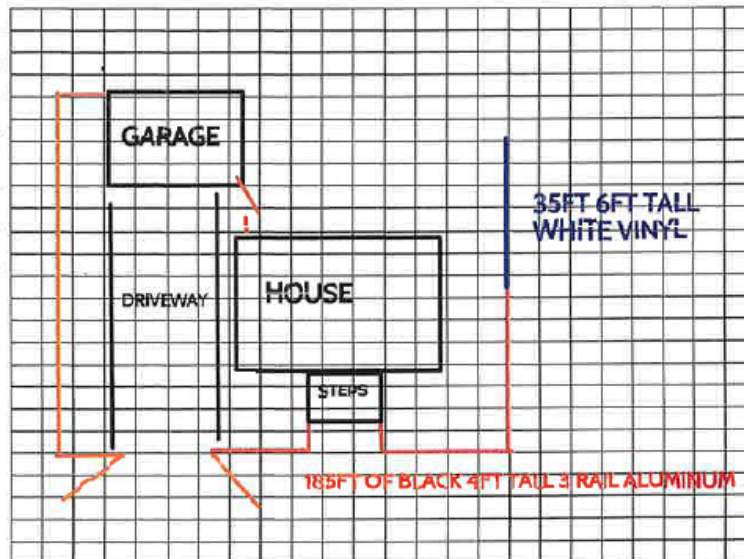
4992 Tan St
Jacksonville, FL
Tel: 904-874-3654
Email:
wadecofence@gmail.com

Customer Michael Thorne Date July 18, 2026
Installation Address 117 Hotel St, Palatka, FL 32177
Phone 904-449-9402 Fax _____ Work _____
Mailing Address 117 Hotel St, Palatka, FL 32177
Contact Person Michael Thorne

Wadeco Fence hereby offers for the amount shown below, subject to the conditions listed and those stated on the reverse side hereof to furnish, deliver and install (where proposal covers installation) the materials listed below in accordance with the specifications set forth below and any sketches, specifications or drawings attached hereto. Wadeco Fence will call sunshine811 prior to fence installation. Wadeco Fence IS NOT responsible for damage to under ground sprinklers or utilities that are unmarked or improperly marked.

Fence Type ALUMINUM VINYL
Overall Length 235
Color BLACK AND WHITE
Gates 3 GATES
For the Sum of PAYMENT 1
Down Payment PAYMENT 2
Balance Due

DUE UPON COMPLETION OF PROJECT
LATE FEES OF \$25 PER DAY
MAY APPLY TO ANY FINAL BALANCE
RECEIVED MORE THAN 24 HOURS PAST
COMPLETION OF PROJECT



Remarks:

- 185ft of 4ft tall black 3 rail aluminum
- 40 lbs of concrete on every post
- 2 swing gates over driveway
- extra concrete on gate and latch post
- standard adjustable hinges latches and hardware
- 38ft of 6ft tall white vinyl fence
- 60 lbs of concrete on every post
- 1 aluminum gate 5' wide, adjustable hinges latches and hardware

Terms: 50% Down, Balance Due
Upon Completion.

Wadeco Fence
Michael Thorne
Accepted By Customer:

Michael Thorne

Figure 5: Fence company specs.

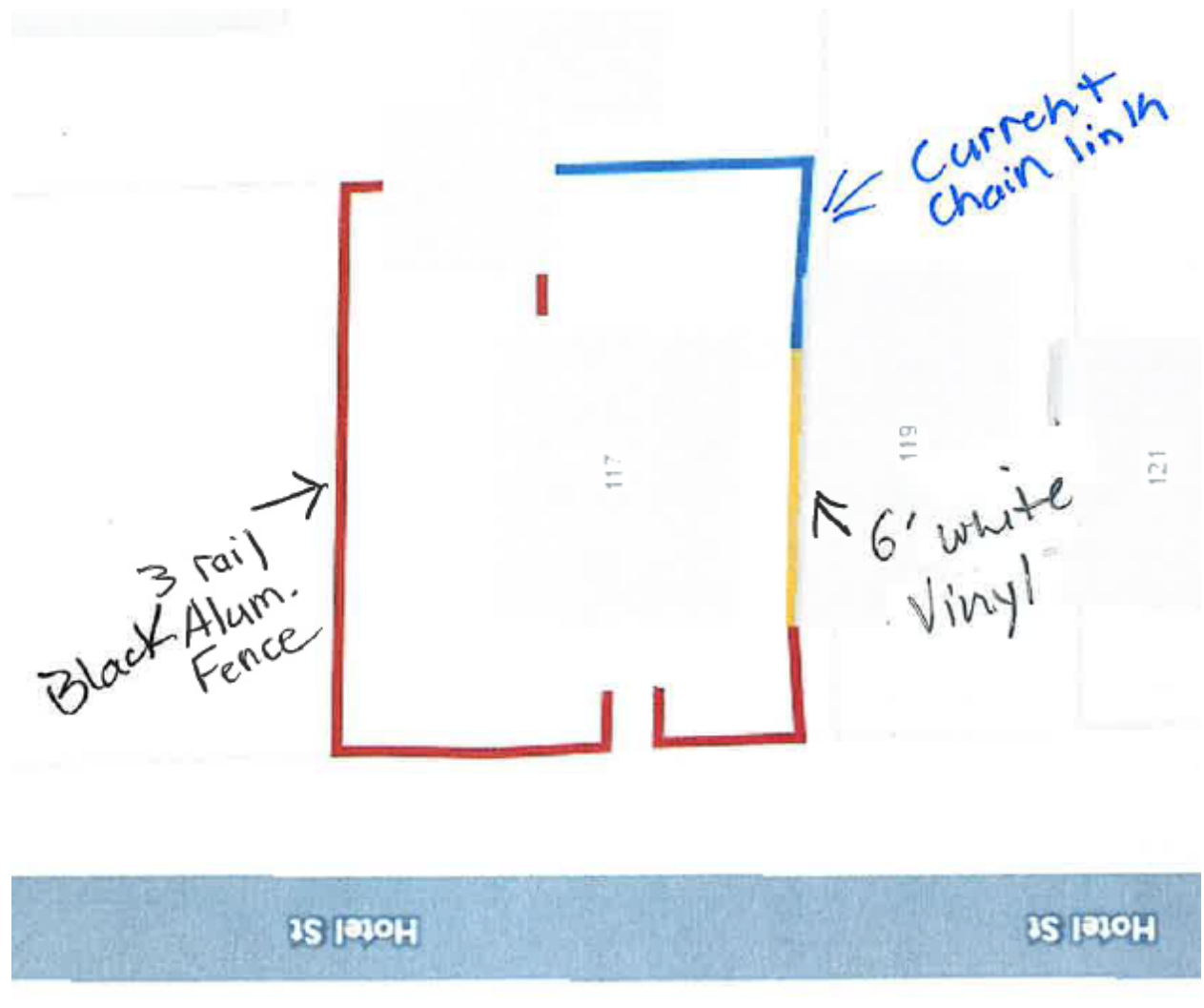


Figure 6: Fence site plan.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

HPB 26-30
APPLICATION #: _____
DATE RECEIVED: 1-17-26
HEARING DATE: _____

Application Requirements

This application must be completed and submitted with an application fee and ALL required attachments.

(Checks payable to the City of Palatka)

☒ \$50.00 (Administrative level) ☒ \$360.00 (HPB level) ☐ \$460.00 (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: 117 Hotel Street
- Parcel Number: 42-10-27-6850-0471-0071
- Historic District: ☐ North or ☒ South

Property Owner/Applicant Information

Property Owner(s)

Name(s): Michael Thorne
Mailing Address: 117 Hotel Street Palatka FL, 32177
Phone Number(s): 9044499402 Email: Thethornes7914@Gmail.com
Applicant Name(s): Michael Thorne, Page Thorne

Agent/Contractor(s)

Name(s): _____
Mailing Address: _____
Phone Number(s): _____ Email: _____
Applicant Name(s): _____

Description of Requested Work

Please indicate the type of work requested:

- | | | | |
|---|--|---|--|
| ☐ Windows | ☐ Doors | ☐ Roof | ☐ Wood Repair |
| ☐ Porch | ☒ Fence | ☐ Signage | ☐ Exterior Painting |
| ☐ Addition | ☐ Alteration | ☐ Demolition | ☐ Relocation |
| ☐ New Construction | ☐ General Maintenance | ☐ Other: _____ | |
| Present Use of Property: | ☐ Single Family Residence | ☐ Multi-family Residence | ☐ Commercial |

Provide a detailed description of the proposed work to be performed: Add onto current chain link fence on the
Property. Please see attached documents for details

This application submitted by:

Owner 1 (Print Name): Michael Thorne

Signature of Owner 1: [Signature] Date: 7/17/26

Owner 2 (Print Name): _____

Signature of Owner 2: _____ Date: _____

Print Agent Name: _____

Signature of Agent: _____ Date: _____

To Be Notarized

Name (Print Name): Michael Thorne

Signature: [Signature] Date: 7-17-26

STATE OF FL County of Putnam

Before me this day personally appeared Michael Thorne 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 17 day of July A.D. 2026

(Notary Seal)



[Signature]
Notary Public



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

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

My commission expires: _____ State of _____ at Large.
Type of Identification Produced: _____

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: 07/17/2026 OPER ID: MBROWN RECEIPT NO:D017742

RECEIVED FROM: 117 HOTEL ST

AMOUNT RECEIVED: 360.00 TYPE: CK CHECK: 207

CHANGE DUE: 0.00

TOTAL RECEIVED: 360.00

DISTRIBUTION:

AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
360.00		117 HOTEL ST COA



LION SHARE TITLE
— PROTECT THE DEN —

Prepared by: Christie L. Marshall
Lion Share Title, LLC
421 St. Johns Ave., Ste 4
Palatka, FL 32177

File No 26-1041

Parcel Identification No 42-10-27-6850-0471-0071

WARRANTY DEED

This indenture made the 2nd day of July, 2026 between LeMeanBean 117, LLC., a Florida Limited Liability Company, whose post office address is 162 Northwest 106th Street, Miami Shores, FL 33150, Florida, Grantor, to Michael Thorne and Page Thorne, husband and wife, whose post office address is 117 Hotel Street, Palatka, FL 32177, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Putnam, Florida, to-wit:

The Northerly 65.50 feet of Lots 7 and 8 of ROBT. JAMES SUB-DIVISION OF PT OF BLOCK 47 OF CITY OF PALATKA, FLA., according to the Plat thereof as recorded in Plat Book 1, Page(s) 160, of the Public Records of Putnam County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.



In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

LeMeanBean 117, LLC., a Florida Limited Liability Company

By: Norma de la Cruz
NORMA DE LA CRUZ, Member

162 Northwest 106th Street, Miami Shores, FL 33150

103 Carlos Ct
Palatka, FL 32177
Witness 1 Address

Kelli Hilligus
Witness
Kelli Hilligus
Printed Name

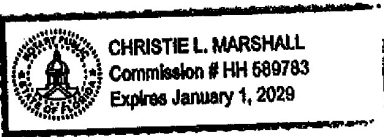
Christie Marshall
Witness
Christie Marshall
Printed Name

421 St. Johns Ave. Ste. 4
Palatka, FL 32177
Witness 2 Address

STATE OF FLORIDA
COUNTY OF PUTNAM

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of June, 2026, by NORMA DE LA CRUZ, Member of LeMeanBean 117, LLC., a FL Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced FL Driver's Lic. as identification.

Christie Marshall
Signature of Notary Public
Christie Marshall
Print, Type/Stamp Name of Notary



Page 1
_ original
X update

HISTORIC STRUCTURE FORM FLORIDA MASTER SITE FILE

Version 1.1: 3/89

Site 8PU238

Recorder # _____

Site Name 117 Hotel 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. 9825

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

Address 117 Hotel St.
Vicinity of / Route to _____

Subdivision James Block No. 47 Lot No. 7 & 8
Plat or Other Map _____
Township T10S Range R27E Section 42 1/4 _____ 1/4-1/4 _____
Irregular Section? _ yes **X** no Land Grant _____
USGS 7.5 Map Palatka
UTM: Zone 17 Easting 438640 Northing 3279240
Coordinates: Latitude 29 D 38 M 61 S Longitude 81 D 37 M 99 S

HISTORY

Architect: F Unknown M _____ L _____
Builder: F Unknown M _____ L _____
Const. Date: 1915-24 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 Square
Interior _____
No. of: Stories 2 Outbuildings 1 Porches 1 Dormers 0
Structural System(s) Wood Frame
Exterior Fabric(s) Wood Weatherboard
Foundation: Type Piers Materials Rusticated Concrete Block
Infill Wood Strips
Porches Large porch at entrance
Roof: Type Gable Surfacing Composition Shingles
Secondary Structures Gable Roof on porch, Shed roof on east side glazed rooms
Chimney: No. 1 Mtls Brick Locns South end interior
Windows Wood double hung 2/2, awning in glazed rooms
Exterior Ornament Wood trim at doors and windows, porch columns, brackets & handrails.
Condition Good Surroundings Residential
Narrative (general, interior, landscape, context; 3 lines only)
Two story house with gable roof parallel to street. Large 1 story porch with gable roof perpendicular to street. Landscaping has been allowed to grow too large.

ARCHAEOLOGICAL REMAINS AT THE SITE

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

RECORDER'S EVALUATION OF SITE

Areas of Significance Attractive house with arts & crafts detailing on porch. House is attractive and occupies a large site which runs down to the St. Johns River. Landscaping is overgrown and needs attention.

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)

An attractive house which contributes to the historic character of the south 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 C14 & 15

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.

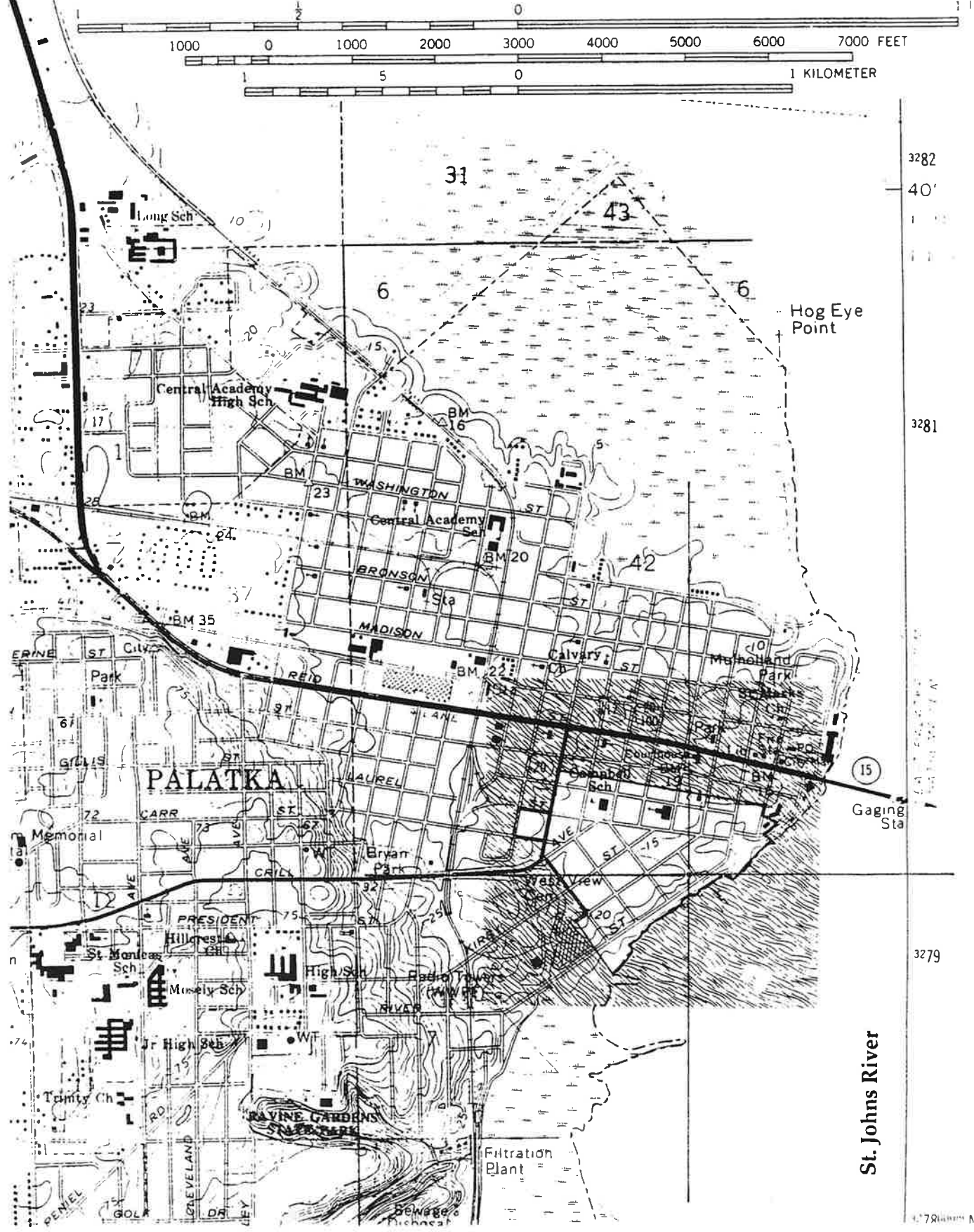
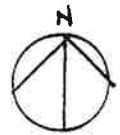
Prints larger than contact size are preferable.

1930 Sanborn Map

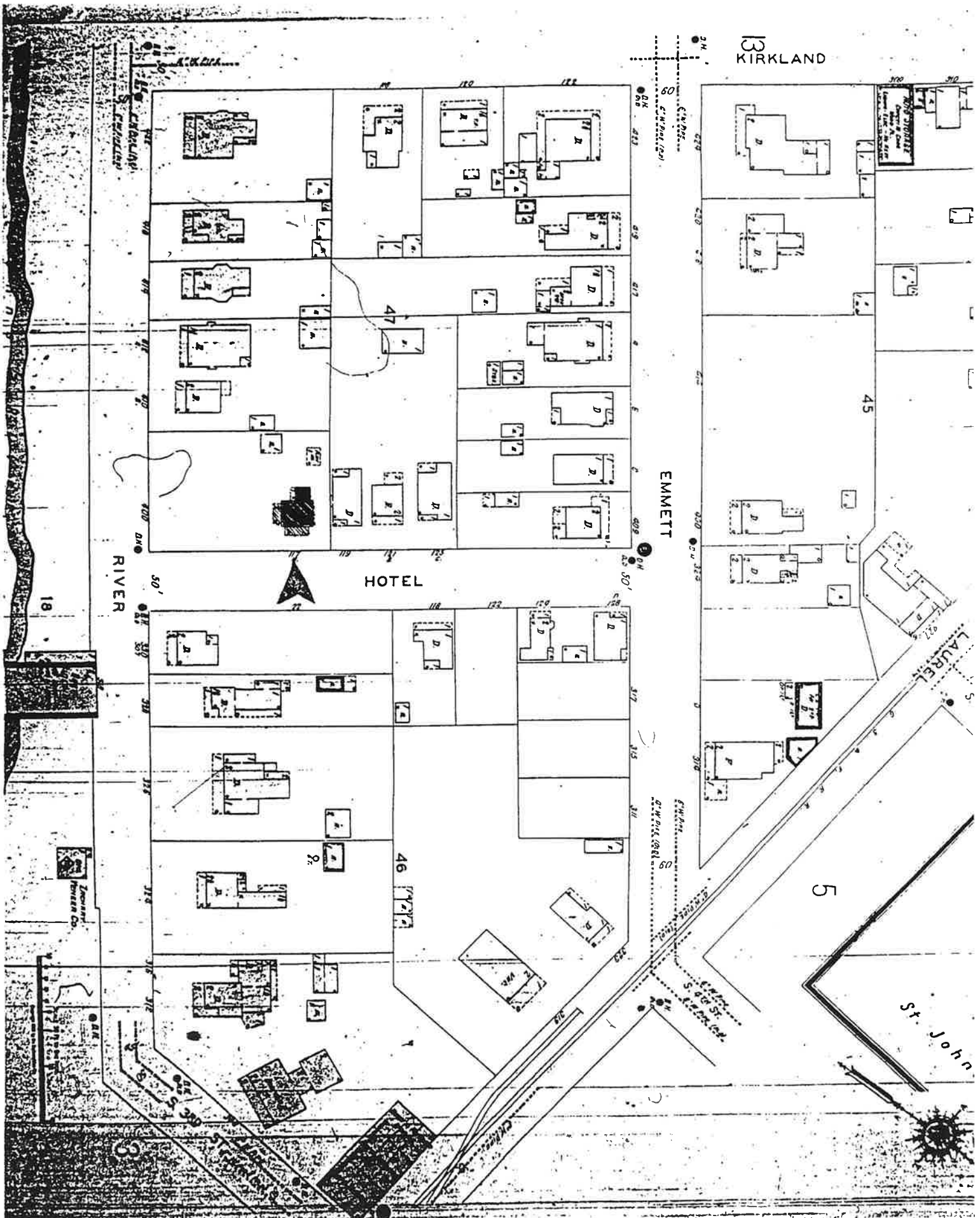
REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED

The City of Palatka
South Historic District

South Historic District
Site 8PU238
117 Hotel St.



St. Johns River



SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

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

FLORIDA MASTER SITE FILE Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. 8 R 238

Site Name 117 Hotel St., Palatka, FL 830 = = Survey Date 8011 820 = =
Address of Site: 117 Hotel St., Palatka, FL 32077 905 = =
Instruction for locating _____

Location: James 47 7 & 8 813 = =
subdivision name block no. lot no. 868 = =

County: Putnam 808 = =

Owner of Site: Name: Jacob, Alan D. and Suzanne M.
Address: 329 River 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

Condition of Site: Integrity of Site: Original Use priv. residence 818 = =
838 = =

Check One	Check One or More	Present Use <u>priv. residence</u> 850 = =
☐ Excellent 863 = =	☐ Altered 858 = =	Dates: Beginning <u>+1924</u> 844 = =
☒ Good 863 = =	☒ Unaltered 858 = =	Culture/Phase <u>American</u> 840 = =
☐ Fair 863 = =	☒ Original Site 858 = =	Period <u>20th Century</u> 845 = =
☐ Deteriorated 863 = =	☐ Restored () (Date: <u>X</u>) 858 = =	
	☐ Moved () (Date: <u>X</u>) 858 = =	

NR Classification Category: Building 916 = =

Threats to Site:

Check One or More	
☐ Zoning (<u>X</u>) 878 = =	☐ Transportation (<u>X</u>) 878 = =
☐ Development (<u>X</u>) 878 = =	☐ Fill (<u>X</u>) 878 = =
☐ Deterioration (<u>X</u>) 878 = =	☐ Dredge (<u>X</u>) 878 = =
☐ Borrowing (<u>X</u>) 878 = =	
☐ Other (See Remarks Below): 878 = =	

Areas of Significance: Architecture 910 = =

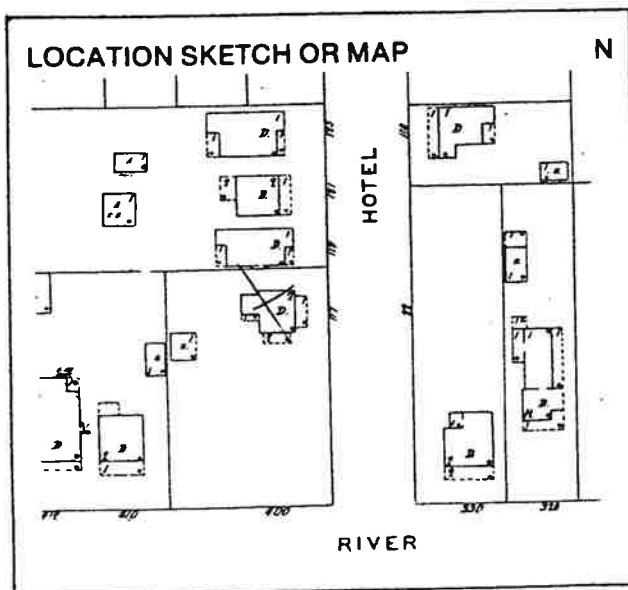
Significance: A transitional Frame Vernacular residence built between 1915 and 1924. Home combines the massing and plan of the Colonial Revival style with the entrance portico of the Bungalow (tapered columns, massive piers, low-pitched gable, exposed structural members). Unlike other transitional homes of the period, the main structure is covered by a steeply-pitched gable roof - a reference to the Victorian period. The home occupies a large lot overlooking the St. Johns, and contributes to a well-defined residential district.

Source: Sanborn

911 = =

ARCHITECT _____ 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD Frame Vernacular 964 ==
 PLAN TYPE square 966 ==
 EXTERIOR FABRIC(S) wood: weatherboard with cornerboards 854 ==
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 ==
 PORCHES N/1-story entrance portico with tapered columns atop block
piers 942 ==
 FOUNDATION: piers: concrete block, rusticated, continuous 942 ==
 ROOF TYPE: gable 942 ==
 SECONDARY ROOF STRUCTURE(S): gable over portico 942 ==
 CHIMNEY LOCATION: S: end, interior 942 ==
 WINDOW TYPE: DHS, 2/2, wood # awning, metal 942 ==
 CHIMNEY: brick 882 ==
 ROOF SURFACING: composition shingles 882 ==
 ORNAMENT EXTERIOR: wood # rusticated block 882 ==
 NO. OF CHIMNEYS 1 952 == NO. OF STORIES 2 950 ==
 NO. OF DORMERS _____ 954 ==
 Map Reference (incl. scale & date) USGS Palatka 7.5 MIN 1968
 _____ 809 ==
 Latitude and Longitude: _____ 800 ==

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



Township	Range	Section	
T10S	R27E	42	812 ==

UTM Coordinates:

17 438640 3279240 890 ==
 Zone Easting Northing

Photographic Records Numbers _____ 860 ==

Contact Print



117 Hotel St.
North Elevation
M. Arias / M. Mondell
March, 1994
C14; DAHRM
Photo No. 1 of 1
Site 8PU238

