

Elizabeth van Rensburg
Chair

Allen Sheffield
Vice Chair

Breanna Pierce
Board Member

Patti Vogt
Board Member

Timothy Jefferson
Board Member

Christopher Hollister
Board Member

Mary Jane Rosa
Alternate

MARCIA G. CARTY, CPA, CGFO
INTERIM CITY MANAGER
FINANCE DIRECTOR

JANE WEST, ESQ.
CITY ATTORNEY

LORENZO AGHEMO, MRP
PLANNING DIRECTOR



AGENDA
HISTORIC PRESERVATION BOARD MEETING
January 2, 2025 at 4:00 PM

1. CALL TO ORDER

- a. Invocation
- b. Pledge of Allegiance
- c. Roll Call
 - i. Selection Chair and Vice Chair for 2025
- d. Meeting Purpose Disclosure
- e. Appeal Procedures & ExParte Communication

2. APPROVAL OF MINUTES

- a. December 5, 2024

3. PUBLIC COMMENTS

- a. Speakers are limited to 3 minutes, no action taken on items.

4. REGULAR BUSINESS

- a. HPB 24-27 603 Emmett St. Request a Certificate of Appropriateness for two historical markers.

5. BOARD MEMBER COMMENTS

6. STAFF COMMENTS

7. 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.

December 5, 2024

STAFF REPORT

DATE: January 2, 2025
TO: City of Palatka Historic Preservation Board
FROM: City Staff

APPLICATION REQUEST

The Planning Clerk is requesting approval of the December 5, 2024.

BACKGROUND

PROJECT ANALYSIS

Staff Recommendation

ATTACHMENTS

1.	2024.12.05 Minutes
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**MINUTES
HISTORIC PRESERVATION BOARD
CITY OF PALATKA
December 5, 2024**

1. CALL TO ORDER

a. Invocation

led by Chaplain Mulberry

b. Pledge of Allegiance

led by Mr. Willott

c. Roll Call

Present:

Christopher Hollister

Timothy Jefferson

Allen Sheffield

Elizabeth van Rensburg

Alternate Mary Jane Rosa

Absent:

Breanna Pierce

Patti Vogt

Also Present: Jane West, City Attorney; Sunni Krantz, City Clerk; Peter Willott, Public Information Officer; Renee' Brown and Ryan Mickles, Planners; Alex Romero, Planning Clerk; Chris Taylor, Fire Chief; Allegra Kitchens, former City Commissioner; Alonzo Mulberry, City Chaplain (via telecommunications technology); Warren Berry

The Clerk introduced Ms. Brown as Planner I, Mr. Mickles as Planner I, and Alex Romero as Planning Clerk.

d. OATH OF OFFICE - Christopher Hollister

Mr. Hollister was administered the Oath of Office by the Clerk before the meeting

e. RECOGNITION - Larry Beaton - 21 years of service - Historic Preservation Board

Chair van Rensburg thanked Mr. Beaton for his many years of service on the Historic Preservation Board and for

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serving as the City's honorary historian. He offered his services as a historian on cases as requested by Staff.

f. Meeting Purpose Disclosure

The Chair read the disclosure.

g. Appeal Procedures & ExParte Communication

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

2. APPROVAL OF MINUTES September 5, 2024

a. September 5, 2024

Motion to approve by Mr. Hollister. Seconded by Ms. Rosa. The Motion Passed unanimously. (Mr. Sheffield was not present for the vote).

3. PUBLIC COMMENTS

a. Speakers are limited to 3 minutes, no action taken on items.

The floor was opened to public comment.

Allegra Kitchens, Palatka, FL - spoke regarding the upcoming Women's Club Tour of Historic Homes and thanked Mr. Beaton for his service.

Hearing no further requests to comment, the floor was closed to public comment.

4. REGULAR BUSINESS

a. HPB 24-18: Request for Certificate of Appropriateness for various improvements to 120 Kirkland St. Palatka, FL 32177

Ms. Brown advised the home was built between 1892 -1897. The applicant is requesting to:

- Remove and replace rotten or compromised materials from soffit, siding, and porches. Replace with like materials.
- Repaint the structure in Extra White, with an Eucalyptus Wreath and Roof Top Garden on the trim. Both trim colors are green.
- Repair column appearance.
- Replace the existing wood fence with wood-stained Cordovan Brown.
- Replace the wood on the front porch and propose a rear wooden deck with the Cordovan Brown stain.
- Replace the front door without a screen door added.
- Refer to the current house photos and proposed material photos.

Staff recommended approval of a Certificate of Appropriateness for case number HPB24-18 as the intended work will restore this structure to the original appearance while creating a functional, habitable home that contributes to both the historic district and tax base.

The applicant, Warren Berry, addressed the board. He is living in St. Augustine until the home is renovated. Discussion commenced with the applicant regarding the columns. He advised the door will be fiberglass, however he would be willing to have a wooden door.

The floor was opened to public comment:

Larry Beaton, Palatka, FL 32177 - advised the address previously was 304/305 Kirkland and was originally built as a duplex. The address changed to 120A and 120B in 1909. Then it was remodeled to be a single-family residence in 1915. The original roof was wooden shingles. The back part (that appeared to be a kitchen) either had a slate

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Historic Preservation Board

December 5, 2024

or tin roof. The chimneys were terra cotta. not brick, which it was eventually replaced by brick.

Hearing no further requests to comment, the floor was closed to public comment.

Motion to approve plans with the condition of a wooden door. by Ms. Rosa. Seconded by Mr. Sheffield. The Motion Passed unanimously

5. BOARD MEMBER COMMENTS Mr. Sheffield advised the Historic District brochures have been distributed to the public.
6. STAFF COMMENTS The Clerk thanked the board for its efforts.
7. ADJOURN **Motion to adjourn at 4:31 PM by Mr. Sheffield**

Certificate of Appropriateness

HPB 24- 27

603 Emmett Street

STAFF REPORT

DATE: December 20, 2024
TO: Historic Preservation Board members
FROM: Renee' Brown
Planner 1
OWNER: Tate Miller and Zhen Hua Ren



Background

This is a request to place two historical markers for the house at 603 Emmett Street. It was originally constructed in 1886 according to the Florida Master Site File. The Queen Anne style structure is a very large and complex house. It has a three-story tower and one-story porch that wraps around most of the north and west sides of the first floor. This is a significant structure architecturally with its random placement of dormers, chimney's and bays combined with its varying roof type makes it something of an architectural oddity. This extra detailing enriches this house, it's very attractive and makes it a valuable contributor to the historic district. The

Florida Department of State's historical markers are plaques that identify a location of significance. They can commemorate people, events, or other significant things.

Application Request

The owner of this property desires to construct two Historic Markers. One marker is proposed to be located on the corner of the property inside the white picket fence. The second marker is to be placed on the East side of River Street at the corner of River and Dodge Street.

Public works has authorized the marker and will be constructing it in the right of way, stating that if any maintenance is required they will remove it and then reinstate it.

The Conant House markers will read;

"The Sherman Conant House Circa 1884"

"Once described as "perhaps the finest and most complete residence in all Florida", the Sherman Conant House is a stunning example of Queen Anne architecture by famed New England architect, Rufus Sargent. Situated at the corner of Dodge and Emmett Streets, the home incorporates many rare and unique features including a full basement with a tunnel to the river, 2.5-inch-thick full-length heart pine floors, 12 ft ceilings, a 35-foot-high observation tower, servant's quarters and more.

This Sherman Conant house is now widely considered the flagship residential structure in the Hammock area of Palatka's South Historical District.

As a young lieutenant in the Civil War, Major Conant was initially a guard in Washington DC. He later led the first Black infantry unit from the state of MA. He also served as the Florida State Attorney General and as Secretary of the Florida Constitutional Convention.

During the time he lived at his famous residence, he headed up the bustling Florida orange citrus industry and was the General Manager of the Florida Southern Railway.

*In 2017, The Sherman Conant House began operating as
Grand Gables Inn, a Bed and Breakfast"*

Staff Analysis

Proposed Findings of Fact:

- The application for a Certificate of Appropriateness has been deemed sufficient.
- The Conant House located in the South Historic district meets criteria for a historic marker.
- These markers will be consistent to existing markers throughout the Historic District.
- 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.

Good afternoon, everyone.

Today I'm presenting the request for a Historic Marker to be placed at the structure located at 603 Emmett Street and another marker to be placed on the East side of River Street at the corner of River and Dodge Street in the right of way, which has been approved by the City's Public Works department. This property is located within the South Historic District of Palatka.

According to the **Florida Master Site File** this house is the finest Queen Anne style home in Palatka. A massive residence built in 1886 occupying a large corner lot. A very rich asymmetrical composition of varying dormers, gable roofs and a polygonal turret with a tent roof. This classic structure was built for Sherman Conant one of the early wealthy citizens of Palatka and his home was frequently cited as the finest in town. The Conant Residence is a three-story structure, executed in the style which predominated among the wealthy prior to the turn of the century. This is an abundantly large dwelling house that totally lacks symmetry with its random window placement and off center door ways. This is a significant structure architecturally with its random placement of dormers, chimney's and bays combined with its varying roof type makes it something of an architectural oddity. The structure also includes an underground tunnel that led to the St. Johns River. There are many speculations on what the tunnel was actually used for.

Reaching out to the owner for details was a pleasure to listen to. When they first purchased the house they were told about the tunnel, but were unable to locate it. Nine months later they contracted Palatka Gas Authority for the installation of two gas fireplaces. Crew members Jeremy and Donny from Palatka Gas Authority showed Mr. Miller exactly where it is. One of the previous owners had the tunnel closed, collapsed, and sealed off from the arch located in the house to the arch at the river. Mr. Miller had approximately the first 10ft excavated and restored to display the entrance to it.

The two markers will be consistent with other markers already located in the historic district. The applicant is here for any further questions.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

APPLICATION #: HPB 24-27
DATE RECEIVED: 10/4/24
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
- ☐ 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

1. Property Address: 603 Emmett St
2. Parcel Number: _____
3. Historic District: ☐ North or ☒ South

Property Owner/Applicant Information

Property Owner(s)

Name(s): Tate Miller & Zhen Hua Ren

Mailing Address: 603 Emmett St

Phone Number(s): 831 915 4278 Email: tatemiller@gmail.com

Applicant Name(s): Tate Miller and Zhen Hua Ren

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: Seeking approval for a sign like the one seen in the attached (Mulholland). And, to have the sign placed on the east side of River st at corner of River and Dodge St

This application submitted by:

Owner 1 (Print Name): Tate Miller

Signature of Owner 1: Tate Miller Date: _____

Owner 2 (Print Name): Zhen Hui Ren

Signature of Owner 2: Zhen Hui Ren Date: _____

Print Agent Name: [Signature]

Signature of Agent: _____ Date: _____

To Be Notarized

Name (Print Name): Tate Miller Zhen Hui Ren

Signature: Tate Miller Zhen Hui Ren Date: 9.25.24

STATE OF Florida County of Pulham

Before me this day personally appeared Tate Miller + Zhen H. Ren 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 25th day of September A.D. 2024.

(Notary Seal)



TAMMY L. MORGAN
Notary Public
State of Florida
Comm# HH364714
Expires 2/20/2027

Tammy L. Morgan
Notary Public
Tammy L. Morgan



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

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

My commission expires: 2.20.27 State of FL at Large.
Type of Identification Produced: A Driver's License

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: 10/07/2024 OPER ID: MBROWN RECEIPT NO:D017400

RECEIVED FROM: 603 EMMET ST.

AMOUNT RECEIVED: 50.00 TYPE: CK CHECK: 3596

CHANGE DUE: 0.00

TOTAL RECEIVED: 50.00

DISTRIBUTION:		
AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
50.00		603 EMMET ST. COA

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

Date: 12/23/2024 OPER ID: AROMERO RECEIPT NO: F000435

RECEIVED FROM: 603 EMMETT ST. HPB FEE

AMOUNT RECEIVED: 310.00 TYPE: CK CHECK: 2518

CHANGE DUE: 0.00

TOTAL RECEIVED: 310.00

DISTRIBUTION:

AMOUNT ACCOUNT NUMBER

310.00

DESCRIPTION / FOR

603 EMMETT ST. HPB FEE
PAYMENT FOR HPB 24-27





Photo via Richard O'Brien/Realtor.com







BRONSON - MULHOLLAND HOUSE

The Bronson-Mulholland House was constructed for Isaac H. Bronson around 1853. A lawyer and United States congressman from New York, Bronson served as a member of the Committee on Territories in the late 1830s. He proposed the act for Florida statehood. After Florida attained statehood in 1845, Bronson was appointed to the US District Court for Florida by President James Polk. He lived in St. Augustine with his wife Sophronia and two daughters, Gertrude and Emma. Through a settlement in a land transaction, he acquired ten acres of land along the St. Johns River in Palatka and began construction of his estate, calling it "Sunny Point." This Greek-Revival Style mansion was surrounded by groves of orange trees. Bronson prepared and sponsored the charter for the City of Palatka and petitioned for it to become the Putnam County seat. He donated the land both for the Putnam County courthouse and St. Mark's Episcopal Church. Judge Bronson died in 1855 and was buried on the property as was customary at that time. His widow lived in the house until 1861, when the outbreak of the Civil War prompted her return to New York.

(Continued on other side)

A FLORIDA HERITAGE SITE
SPONSORED BY THE PUTNAM COUNTY HISTORICAL SOCIETY
THE PALATKA NORTH HISTORIC DISTRICT NEIGHBORHOOD ASSOCIATION
THE PALATKA COMMUNITY REDEVELOPMENT AGENCY
AND THE FLORIDA DEPARTMENT OF STATE

2014

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