Elizabeth van Rensburg
Chair

Breanna Pierce
Vice Chair

Allen Sheffield
Board Member

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

AGENDA
HISTORIC PRESERVATION BOARD MEETING
May 1, 2025 at 4:00 PM

1. CALL TO ORDER

a. Invocation

b. Pledge of Allegiance

c. Roll Call

d. Meeting Purpose Disclosure

e. ExParte Communication

f. OATH OF OFFICE - Megan Beville, Elizabeth van Rensburg, Mary Jane Rosa, Patti Vogt and Breanna Pierce

2. APPROVAL OF MINUTES

a. February 6, 2025 Draft Meeting Minutes

3. PUBLIC COMMENTS

4. NEW BUSINESS

a. HPB Case 25-06: Request a Certificate of Appropriateness for porch replacement, wood repair, and exterior painting.
Owners: City of Palatka
Address: 100 Madison St. Palatka, FL 32177
Parcel No. 42-10-27-6850-0060-0122

b. ACCEPT 2024 Annual Report

5. OTHER BUSINESS

6. BOARD MEMBER COMMENTS

7. STAFF COMMENTS

8. ADJOURN

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 Interior's Standards for historic preservation.

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.

OATH OF OFFICE - Megan Beville, Elizabeth van Rensburg, Mary Jane Rosa, Patti Vogt and Breanna Pierce

STAFF REPORT

DATE: May 1, 2025
TO: City of Palatka Historic Preservation Board
FROM: City Staff

APPLICATION REQUEST

Megan Beville has submitted an application to be appointed to the Historic Preservation Board. The City Commission
approved her appointment at its March meeting.

Elizabeth van Rensburg, Mary Jane Rosa, Patti Vogt and Breanna Pierce submitted an application for reappointment to the Historic Preservation Board. The City Commission approved their appointments at its February and April meetings.

BACKGROUND

PROJECT ANALYSIS

Staff Recommendation

Oath of Office to be administered by the City Clerk.

ATTACHMENTS

1.	Oath of Office Megan Beville
2.	Oath of Office Elizabeth van Rensburg
3.	Oath of Office Mary Jane Rosa
4.	Oath of Office Patti Vogt
5.	Oath of Office Breanna Pierce

Oath of Office

I, Eleanor Megan Beville, 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.

_____

Eleanor Megan Beville

STATE OF FLORIDA
COUNTY OF PUTNAM

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [_] online notarization, this 1st day of May, 2025 by **Eleanor Megan Beville.**

_____

Notary Public

Personally Known _____ or Produced Identification _____
Type of Identification Produced_____

Term: 03/27/25 – 03/27/28

Oath of Office

I, **Elizabeth Van Rensburg,** 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.

_____

Elizabeth van Rensburg

STATE OF FLORIDA
COUNTY OF PUTNAM

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [_] online notarization, this 1st day of May, 2025 by **Elizabeth van Rensburg.**

_____

Notary Public

Personally Known _____ or Produced Identification _____
Type of Identification Produced_____

Term: 02/13/25 – 02/13/28

Oath of Office

I, Mary Jane Rosa, 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.

_____

Mary Jane Rosa

STATE OF FLORIDA
COUNTY OF PUTNAM

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [_] online notarization, this 1st day of May, 2025 by **Mary Jane Rosa.**

_____

Notary Public

Personally Known _____ or Produced Identification _____
Type of Identification Produced_____

Term: 04/10/25 – 04/10/28

Oath of Office

I, Patti Vogt, 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.

_____

Patti Vogt

STATE OF FLORIDA
COUNTY OF PUTNAM

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [_] online notarization, this 1st day of May, 2025 by **Patti Vogt.**

_____

Notary Public

Personally Known _____ or Produced Identification _____
Type of Identification Produced_____

Term: 02/13/25 – 02/13/28

Oath of Office

I, Breanna Pierce, 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.

_____

Breanna Pierce

STATE OF FLORIDA
COUNTY OF PUTNAM

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [_] online notarization, this 1st day of May, 2025 by **Breanna Pierce.**

_____

Notary Public

Personally Known _____ or Produced Identification _____
Type of Identification Produced_____

Term: 02/13/25 – 02/13/28

Elizabeth van Rensburg
Chair

Allen Sheffield
Vice Chair

Breanna Pierce
Board Member

Larry F. Beaton
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

MINUTES
HISTORIC PRESERVATION BOARD
February 6, 2025

1. CALL TO ORDER

   a. Invocation

Invocation led by Chaplin Mulberry

   b. Pledge of Allegiance

Led by Ms. Pierce

   c. Roll Call

Present:	Absent:
Breanna Pierce	Allen Sheffield
Christopher Hollister	Alternate Mary Jane Rosa
Patti Vogt	
Timothy Jefferson	
Elizabeth van Rensburg	

Also Present: Lorenzo Aghemo Planning Director, Ryan MIckles, Planner 1, Jane West, City Attorney, Alex Romero, Planning Clerk; Present via telecommunications technology: Alonzo Mulberry, City Chaplain; Allegra Kitchens, former City Commissioner; Paul Donahue; John Donahue via telecommunications technology

   d. Meeting Purpose Disclosure

Read by the chair

   e. ExParte Communication

read by the chair

2. APPROVAL OF MINUTES

   a. Minutes

January 2, 2025 Draft Meeting Minutes

Motion to approve by Hollister. Seconded by Vogt. The Motion Passed unanimously.

3. PUBLIC COMMENTS The floor was opened to public comment. Upon hearing none, the floor was closed to public comment.

4. NEW BUSINESS

   a. HPB 24-29 414 River Street Proposed Improvements to Detached Garage

Mr. Mickles presented the request for a Certificate of Appropriateness for improvements to an existing, two-car, detached garage located in the South Historic District. The home on the site was constructed in 1905. The applicant is proposing to add a second floor, wing addition to the south side of the garage. The proposed improvements include a new lavatory on the first floor and a complete bathroom and bedroom are proposed for the second floor. The exterior paint and proposed materials for the new dormer would be consistent with the existing garage and house. All proposed windows, doors, and railing for the garage currently exist on the single-family dwelling. There will not be an increase in impervious surfaces as the existing footprint of the garage would not be augmented. The height of the garage will not change and remain 22-ft at the peak of the roof. By using similar/like material, color, and style, the applicant believes the proposal keeps within the existing character of the property.

The applicant, Paul Donahue, Springfield, Massachusetts, addressed the board regarding the desire to approve the aesthetics of the property, and construct a second-floor dormer on his property.

The floor was opened to public comment. Upon hearing none, the floor was closed to public comment.

Board discussion commenced, Mr. Jefferson had a question about parking regulations of an ADU in the historic district. Staff explained that this home is not an ADU and there are no parking regulations of single-family homes in the historic district.

Motion to approve a Certificate of Appropriateness by Vogt. Seconded by Hollister. The Motion Passed unanimously.

HPB 24-29 414 River Street Proposed Improvements to Detached Garage

5. OTHER BUSINESS Nothing further.

6. BOARD MEMBER COMMENTS Chair van Rensburg has applied for reappointment to the Board with the recommendation of the Putnam County Historical Society. Ms. Pierce and Ms. Vogt have also applied for reappointment to the Board.

7. STAFF COMMENTS Ms. West advised the code requires the Historic Preservation Board to report annually to the City Commission. Mr. Aghemo advised he will prepare a draft of the report for the Board's review at the next meeting.

8. ADJOURN **Motion to adjourn at 4:17 PM by Hollister. Seconded by Vogt. The Motion Passed unanimously.**

HPB Case 25-06: Request a Certificate of Appropriateness for porch replacement, wood repair, and exterior painting.
Owners: City of Palatka
Address: 100 Madison St. Palatka, FL 32177
Parcel No. 42-10-27-6850-0060-0122

STAFF REPORT

DATE: May 1, 2025
TO: City of Palatka Historic Preservation Board
FROM: City Staff

APPLICATION REQUEST

A Certificate of Appropriateness to replace deteriorating structural elements including first and second-level wrap around porch, columns and foundations, while maintaining the historic character and fulfilling updates structural code requirements.

BACKGROUND

The City of Palatka is seeking to complete the renovation and improvement of this historic house. The **Bronson-Mulholland House Repairs** project is funded through the Special Category Grant – Historic Preservation Project, administered by the Florida Department of State, Division of Historical Resources (DHR). Under Grant Agreement Number SC2360, the City of Palatka was awarded $500,000, with an additional $100,000 in matching funds provided by the City, bringing the total project cost to $600,000. The grant period begins on July 1, 2024 and runs through June 30, 2026.

PROJECT ANALYSIS

The proposed repairs to the Bronson-Mulholland House are needed and critical for the preservation of this historic house so important to the cultural heritage of the City of Palatka. The repair of the porches will restore the great Greek Revival architecture of the house, and the replacement of the structural elements will ensure the structural integrity of the building. The project as proposed is consistent with the historic values of the house and that of the North Historic District.

Staff Recommendation

N/A

ATTACHMENTS

1.	bronson house doa
2.	Application
3.	Plans

4.	Aerial view

Staff Report

Meeting Date: May 1st, 2025

Case#: PB 25-06

Address: **100 Madison St., Palatka**

Parcel ID: **42-10-27-6850-0060-0122**

Applicant: City of Palatka

A. Application Summary

I. General

Project Name: **Bronson**-Mulholland House repairs

Request: A Certificate of Appropriateness to replace deteriorating structural elements including first and second-level wrap around porch, columns and foundations, while maintaining the historic character and fulfilling updates structural code requirements.

Parcel#: 42-10-27-6850-0060-0122

Acres:

Location: **100 Madison St., Palatka**

Project Manager: Lorenzo Aghemo

Owner: **City of Palatka**

Agent: Passero Associates Engineering Architecture

II. Background

The City of Palatka is seeking to complete the renovation and improvement of this historic house. The **Bronson-Mulholland House Repairs** project is funded through the Special Category Grant – Historic Preservation Project, administered by the Florida Department of State, Division of Historical Resources (DHR). Under Grant Agreement Number SC2360, the City of Palatka was awarded $500,000, with an additional $100,000 in matching funds provided by the City, bringing the total project cost to $600,000. The grant period begins on July 1, 2024 and runs through June 30, 2026.

This project involves the comprehensive rehabilitation and preservation of the historic Bronson-Mulholland House, a landmark property listed on the National Register of Historic Places. The scope of work includes structural repairs to stabilize the building, exterior restoration to preserve historic architectural elements, and selective interior preservation to address deterioration and protect original features.

The house is registered in National Register of Historic Places Inventory of the United States Department of the Interior. According to the Register, the house is a typical southern colonial architecture in the Greek Revival style and was built around the year 1845 as a three-story framed

structure with a two-story veranda on the south and east sides of the house. The east side veranda was later enclosed to build an apartment which was subsequently removed during a previous restoration. The house was built by Isaac Hopkins Bronson, originally from Rutland, New York. Mr. Bronson was appointed a U.S. Judge to the Eastern District of Florida in 1840, and when Florida became a State in 1845, he was chosen as a judge for the Eastern Circuit. In 1846 when the State was divided in judicial districts, Mr. Bronson was appointed U.S. Judge for the northern district of Florida and served until his death in 1855. Immediately after his death, his widow sold the property and returned to New York. The property had several owners including Miss Mary Mulholland who occupied the house longer than Mr. Bronson. Today the house is owned by the City of Palatka.

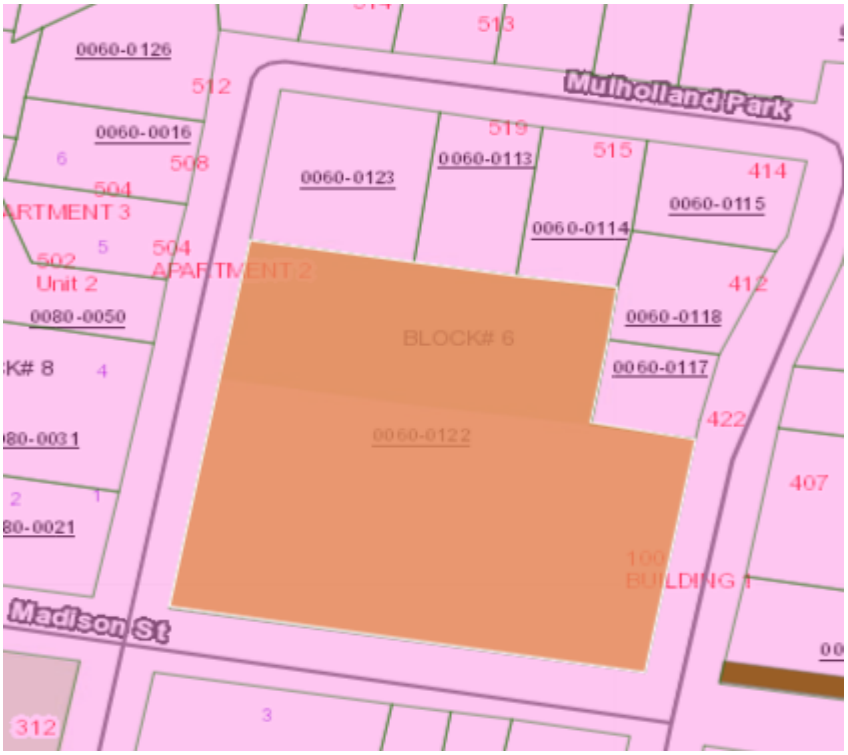


Figure 1: Map of property from Putnam County Tax Assessor.

III. Analysis

The proposed repairs to the Bronson-Mulholland House are needed and critical for the preservation of this historic house so important to the cultural heritage of the City of Palatka. The repair of the porches will restore the great Greek Revival architecture of the house, and the replacement of the structural elements will ensure the structural integrity of the building. The project as proposed is consistent with the historic values of the house and that of the North Historic District.

IV. Proposed Findings of Fact

1. Whereas the application for the Certificate of Appropriateness has been deemed complete for review.
2. Whereas the request has been properly noticed as required.
3. Whereas the request has been fully considered by the Historic Preservation Board at a public hearing.
4. Whereas the proposed replacement and renovations to the Bronson-Mulholland House are needed to safeguard the structural integrity of the building, and to preserve this important historic landmark of the City of Palatka.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

APPLICATON #: HPB 25-06
DATE RECEIVED: 3/18/25
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: 100 Madison St, Palatka, FL 32177
2. Parcel Number: 42-10-27-6850-0060-0122
3. Historic District: ■ North or ❑ South

Property Owner/Applicant Information

Property Owner(s)

Name(s): City of Palatka

Mailing Address: 201 N 2nd St, Palatka, FL 32177

Phone Number(s): _____ Email: _____

Applicant Name(s): _____

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: Replace deteriorating structural elements including first and second-level wrap around porch, columns and foundations, while maintaining the historic character and fulfilling updated structural code requirements.

This application submitted by:

Owner 1 (Print Name): _____

Signature of Owner 1: _____ Date: _____

Owner 2 (Print Name): _____

Signature of Owner 2: _____ Date: _____

Print Agent Name: _____

Signature of Agent: _____ Date: _____

To Be Notarized

Name (Print Name): _____

Signature: _____ Date: _____

STATE OF _____ County of _____

Before me this day personally appeared _____ 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 _____ day of _____ A.D. _____.

(Notary Seal)

_____

Notary Public

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

APPLICATON #: HPB 25-06
DATE RECEIVED: 3/18/25
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 ❑ LOA ❑ Legal Description ❑ Existing Elevations (if changing)

❑ Product Information ❑ Plans (if addition) ❑ Photographs ❑ Proposed Elevations (if changing)

CONTRACT DOCUMENTS FOR:

BRONSON-MULHOLLAND HOUSE: PORCH RESTORATION

20213160.0007

100 MADISON ST
PALATKA, FL 32177

APRIL 17, 2023

LOCATION MAP:

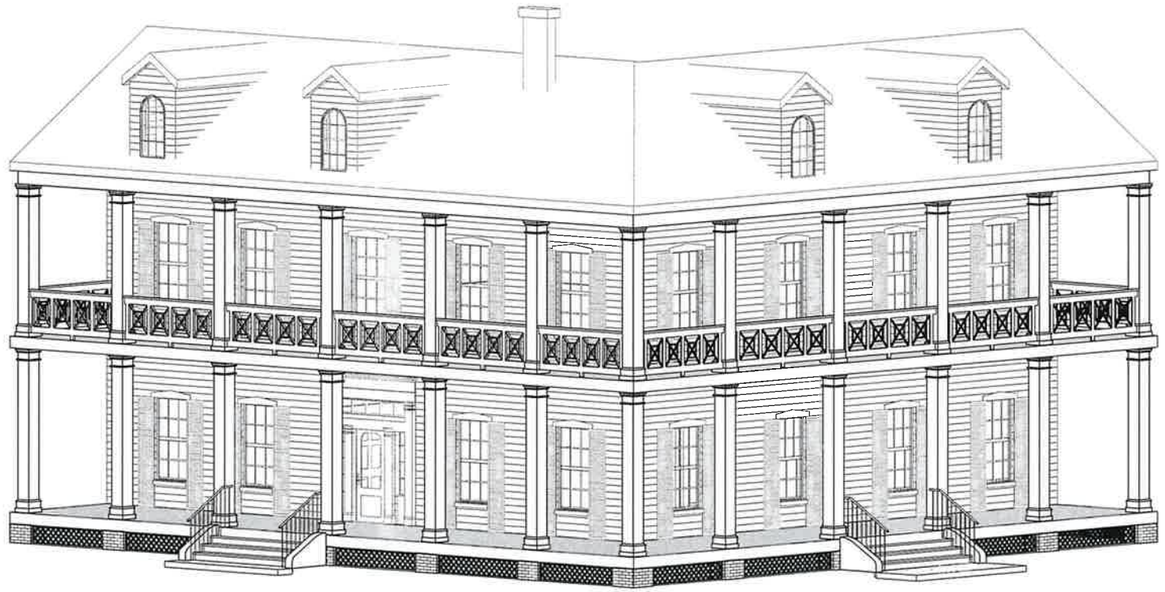
DRAWING INDEX:

GENERAL
G-001 SYMBOLS & DETAILS

DEMOLITION
AD-100 FIRST FLOOR DEMOLITION PLAN
AD-101 SECOND FLOOR DEMOLITION PLAN
AD-200 DEMOLITION ELEVATIONS

ARCHITECTURAL
A-100 FIRST FLOOR PORCH PLAN
A-101 SECOND FLOOR PORCH PLAN
A-200 EXTERIOR ELEVATIONS
A-300 COLUMN SECTION & TYP. NOTES

STRUCTURAL
S-001 GENERAL NOTES
S-002 DESIGN CRITERIA AND SCHEDULES
S-100 FOUNDATION/SLAB PLAN
S-101 FIRST FLOOR FRAMING PLAN
S-102 SECOND FLOOR FRAMING PLAN
S-301 SECTIONS & DETAILS
S-501 TYPICAL DETAILS



CLIENT:

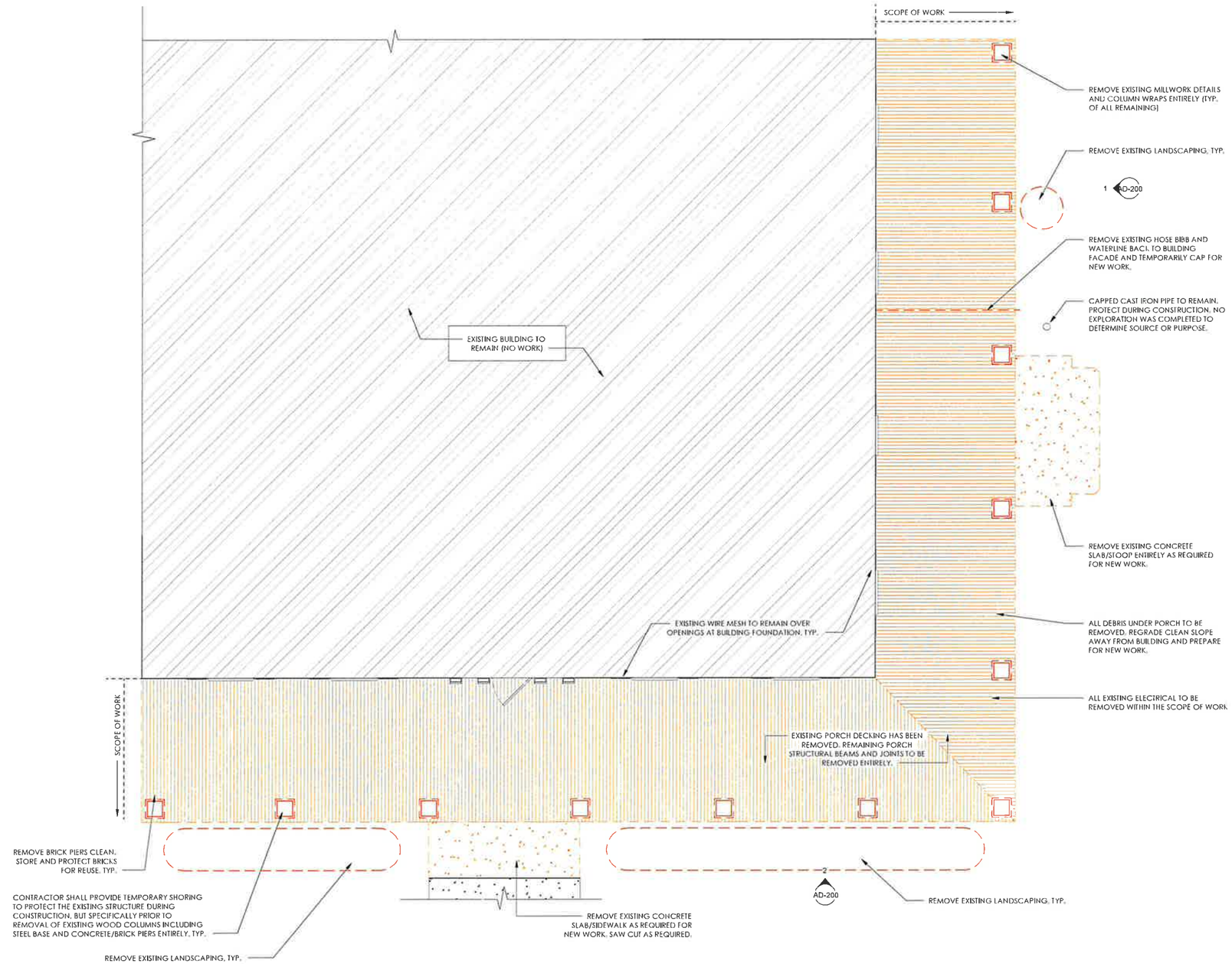
CITY OF PALATKA
220 N 11 ST
PALATKA, FL 32177

ARCHITECTURAL & STRUCTURAL:

PASSERO ASSOCIATES
engineering architecture

4730 CASA COLA WAY, SUITE 200 (904) 757-6106
ST. AUGUSTINE, FL 32095

BID SET



1 FIRST FLOOR DEMOLITION PLAN

0 1' 2' 4' 8'
1/4" = 1'-0"

DEMOLITION SCOPE:

THE EXISTING CONDITION / DEMOLITION DRAWINGS ARE INTENDED AS A GENERAL GUIDE TO THE DEMOLITION REQUIRED FOR THIS PROJECT. DEMOLITION IS NOT SHOWN INCOMPLETE DETAIL AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE EXISTING CONSTRUCTION AS REQUIRED TO ACCOMPLISH THE DESIGN INTENT FOR THE WORK SHOWN AND REASONABLY IMPLIED FOR THE PROJECT. REFER TO THE WORK SHOWN ON ALL OTHER DRAWINGS IN THE SET FOR THE EXTENT OF THE DEMOLITION REQUIRED TO PERFORM THE WORK INTENT.

GENERAL CONDITIONS:

- VISIT THE JOB SITE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING THE WORK.
- QUESTIONABLE ITEMS, INCLUDING BUT NOT LIMITED TO FOUND / UNKNOWN CONDITIONS AND ITEMS NOT SHOWN / LISTED IN THE CONTRACT DOCUMENTS, SHALL BE COORDINATED WITH THE ARCHITECT BEFORE REMOVING.

DEMOLITION GENERAL NOTES (REFER TO ADDITIONAL NOTES ON G-001):

- REFER TO STRUCTURAL DRAWINGS PRIOR TO THE START OF DEMOLITION TO ENSURE THE BUILDING'S EXISTING STRUCTURE TO REMAIN IS PROPERLY SECURED AND SHORED ACCORDINGLY.
- DUE TO SAFETY CONCERNS WITH THE EXISTING SECOND FLOOR PORCH STRUCTURE, ACCESS IS LIMITED. USE CAUTION WHEN IN THOSE SPACES AND PROPERLY SECURE AND SHORE AS REQUIRED.
- SUPPORT THE ROOF DURING CONSTRUCTION AND DEMOLITION OF EXISTING PORCH.
- CONTRACTOR WILL BE RESPONSIBLE TO HAVE PHOTOGRAPHIC SURVEY RECORDS OF THE ENTIRE BUILDING FACADE'S EXISTING CONDITION PRIOR TO THE COMMENCEMENT OF WORK.
- CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING EXISTING BUILDING FACADE TO REMAIN AS REQUIRED DURING CONSTRUCTION.
- REMOVE ALL EXISTING WIRING, CONDUITS, LIGHTING BOXES, OUTLETS, ETC. AND PREPARE FOR NEW WORK. (NOTE: ANY EXISTING WIRING PROVIDED FOR SITE AREAS RUNNING BEYOND PERIMETER OF PORCH AREA TO REMAIN AND BE RECONNECTED FOR NEW WORK.)
- ALL MEASUREMENTS ARE APPROXIMATE AND BASED ON LIMITED SITE OBSERVATIONS. ALL MEASUREMENTS ARE TO BE VERIFIED IN FIELD.
- CONTRACTOR SHALL PROVIDE TEMPORARY SHORING TO PROTECT THE EXISTING STRUCTURE DURING CONSTRUCTION, BUT SPECIFICALLY PRIOR TO REMOVAL OF EXISTING WOOD COLUMNS INCLUDING STEEL BASE AND CONCRETE/BRICK PIERS ENTIRELY, TYP.

BID SET

PASSERO ASSOCIATES
engineering architecture

STAMP

CLIENT:
CITY OF PALATKA
220 N 11 ST
PALATKA, FL 32177

Passero Associates
4730 CASA COLA WAY, SUITE 200
ST. AUGUSTINE, FL 32095
(904) 737-6126
PROJECT MANAGER: Jordan Vollenweider, AIA
PROJECT ARCHITECT: Christopher Hrabchak, LEED AP
DESIGNER: Kaylie Hinecik

NO.	DATE	BY	DESCRIPTION

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307, THESE PLANS ARE COPYRIGHT PROTECTED. ©

FIRST FLOOR DEMOLITION PLAN

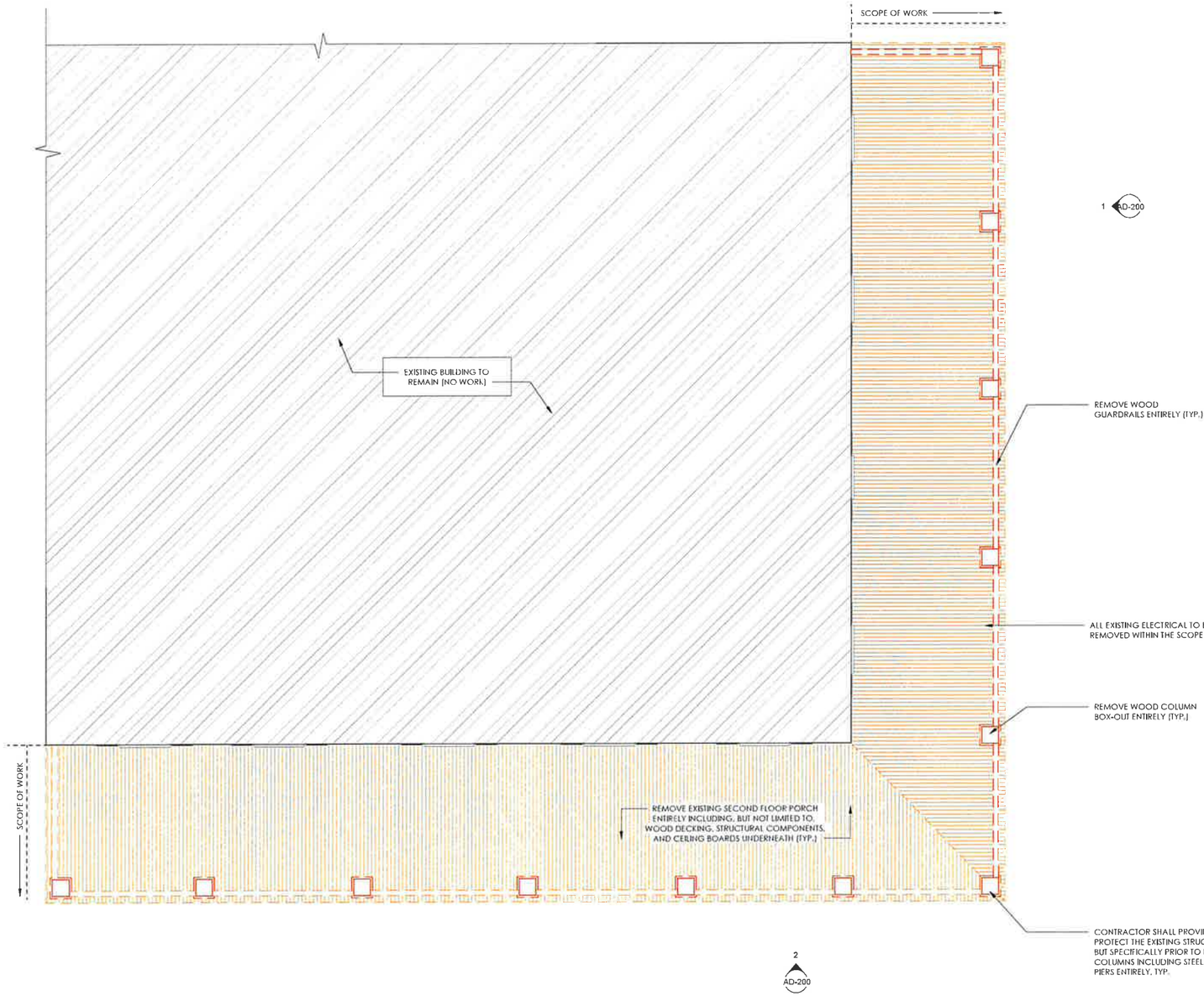
100 MADISON ST

BRONSON-MULHOLLAND HOUSE: PORCH RESTORATION
TOWN/CITY: PALATKA
COUNTY: PUTNAM STATE: FL

PROJECT NO.: 20213160.0007

DRAWING NO.: AD-100

DATE: APRIL 17, 2023



1 SECOND FLOOR DEMOLITION PLAN

0" 1" 2" 4" 8"
1/4" = 1'-0"

DEMOLITION SCOPE:

THE EXISTING CONDITION / DEMOLITION DRAWINGS ARE INTENDED AS A GENERAL GUIDE TO THE DEMOLITION REQUIRED FOR THIS PROJECT. DEMOLITION IS NOT SHOWN INCOMPLETE DETAIL AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE EXISTING CONSTRUCTION AS REQUIRED TO ACCOMPLISH THE DESIGN INTENT FOR THE WORK SHOWN AND REASONABLY IMPLIED FOR THE PROJECT. REFER TO THE WORK SHOWN ON ALL OTHER DRAWINGS IN THE SET FOR THE EXTENT OF THE DEMOLITION REQUIRED TO PERFORM THE WORK INTENT.

GENERAL CONDITIONS:

- VISIT THE JOB SITE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING THE WORK.
- QUESTIONABLE ITEMS, INCLUDING BUT NOT LIMITED TO FOUND / UNKNOWN CONDITIONS AND ITEMS NOT SHOWN / LISTED IN THE CONTRACT DOCUMENTS, SHALL BE COORDINATED WITH THE ARCHITECT BEFORE REMOVING.

DEMOLITION GENERAL NOTES (REFER TO ADDITIONAL NOTES ON G-001):

- REFER TO STRUCTURAL DRAWINGS PRIOR TO THE START OF DEMOLITION TO ENSURE THE BUILDING'S EXISTING STRUCTURE TO REMAIN IS PROPERLY SECURED AND SHORED ACCORDINGLY.
- DUE TO SAFETY CONCERNS WITH THE EXISTING SECOND FLOOR PORCH STRUCTURE, ACCESS IS LIMITED. USE CAUTION WHEN IN THOSE SPACES AND PROPERLY SECURE AND SHORE AS REQUIRED.
- SUPPORT THE ROOF DURING CONSTRUCTION AND DEMOLITION OF EXISTING PORCH.
- CONTRACTOR WILL BE RESPONSIBLE TO HAVE PHOTOGRAPHIC SURVEY RECORDS OF THE ENTIRE BUILDING FACADE'S EXISTING CONDITION PRIOR TO THE COMMENCEMENT OF WORK.
- CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING EXISTING BUILDING FACADE TO REMAIN AS REQUIRED DURING CONSTRUCTION.
- REMOVE ALL EXISTING WIRING, CONDUITS, LIGHTING BOXES, OUTLETS, ETC. AND PREPARE FOR NEW WORK. (NOTE: ANY EXISTING WIRING PROVIDED FOR SITE AREAS RUNNING BEYOND PERIMETER OF PORCH AREA TO REMAIN AND BE RECONNECTED FOR NEW WORK.)
- ALL MEASUREMENTS ARE APPROXIMATE AND BASED ON LIMITED SITE OBSERVATIONS. ALL MEASUREMENTS ARE TO BE VERIFIED IN FIELD.
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BID SET

PASSERO ASSOCIATES
engineering architecture

CLIENT:
CITY OF PALATKA
220 N 11 ST
PALATKA, FL 32177

Passero Associates
4732 CASA COLA WAY, SUITE 230 (904) 737-6136
ST. AUGUSTINE, FL 32095
PROJECT MANAGER: Justin Vollenweider, AIA
PROJECT ARCHITECT: Christopher Frampton, AIA
DESIGNER: Kaitlyn Hoeck

NO.	DATE	BY	DESCRIPTION

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SECOND FLOOR DEMOLITION PLAN

100 MADISON ST

BRONSON-MULHOLLAND HOUSE: PORCH RESTORATION
TOWN/CITY: PALATKA
COUNTY: PUTNAM STATE: FL

PROJECT NO.: 20213160.0007

DRAWING NO.: AD-101

DATE: APRIL 17, 2023

1 EAST ELEVATION - DEMOLITION

0' 2' 4' 8' 16'

3/16" = 1'-0"

2 SOUTH ELEVATION - DEMOLITION

0' 2' 4' 8' 16'

3/16" = 1'-0"

BID SET

DEMOLITION SCOPE:

THE EXISTING CONDITION / DEMOLITION DRAWINGS ARE INTENDED AS A GENERAL GUIDE TO THE DEMOLITION REQUIRED FOR THIS PROJECT. DEMOLITION IS NOT SHOWN INCOMPLETE DETAIL AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE EXISTING CONSTRUCTION AS REQUIRED TO ACCOMPLISH THE DESIGN INTENT FOR THE WORK SHOWN AND REASONABLY IMPLIED FOR THE PROJECT. REFER TO THE WORK SHOWN ON ALL OTHER DRAWINGS IN THE SET FOR THE EXTENT OF THE DEMOLITION REQUIRED TO PERFORM THE WORK INTENT.

GENERAL CONDITIONS:

- VISIT THE JOB SITE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING THE WORK.
- QUESTIONABLE ITEMS, INCLUDING BUT NOT LIMITED TO FOUND / UNKNOWN CONDITIONS AND ITEMS NOT SHOWN / LISTED IN THE CONTRACT DOCUMENTS, SHALL BE COORDINATED WITH THE ARCHITECT BEFORE REMOVING.

DEMOLITION GENERAL NOTES (REFER TO ADDITIONAL NOTES ON G-001):

- REFER TO STRUCTURAL DRAWINGS PRIOR TO THE START OF DEMOLITION TO ENSURE THE BUILDING'S EXISTING STRUCTURE TO REMAIN IS PROPERLY SECURED AND SHORED ACCORDINGLY.
- DUE TO SAFETY CONCERNS WITH THE EXISTING SECOND FLOOR PORCH STRUCTURE, ACCESS IS LIMITED. USE CAUTION WHEN IN THOSE SPACES AND PROPERLY SECURE AND SHORE AS REQUIRED.
- SUPPORT THE ROOF DURING CONSTRUCTION AND DEMOLITION OF EXISTING PORCH.
- CONTRACTOR WILL BE RESPONSIBLE TO HAVE PHOTOGRAPHIC SURVEY RECORDS OF THE ENTIRE BUILDING FACADE'S EXISTING CONDITION PRIOR TO THE COMMENCEMENT OF WORK.
- CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING EXISTING BUILDING FACADE TO REMAIN AS REQUIRED DURING CONSTRUCTION.
- REMOVE ALL EXISTING WIRING, CONDUITS, LIGHTING BOXES, OUTLETS, ETC. AND PREPARE FOR NEW WORK. (NOTE: ANY EXISTING WIRING PROVIDED FOR SITE AREAS RUNNING BEYOND PERIMETER OF PORCH AREA TO REMAIN AND BE RECONNECTED FOR NEW WORK.)
- ALL MEASUREMENTS ARE APPROXIMATE AND BASED ON LIMITED SITE OBSERVATIONS. ALL MEASUREMENTS ARE TO BE VERIFIED IN FIELD.
- CONTRACTOR SHALL PROVIDE TEMPORARY SHORING TO PROTECT THE EXISTING STRUCTURE DURING CONSTRUCTION, BUT SPECIFICALLY PRIOR TO REMOVAL OF EXISTING WOOD COLUMNS INCLUDING STEEL BASE AND CONCRETE/BRICK PIERS ENTIRELY, TYP.

PASSERO ASSOCIATES
engineering architecture

STAMP

CLIENT:
CITY OF PALATKA
220 N 11 ST
PALATKA, FL 32177

Passero Associates
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PROJECT MANAGER: [illegible] AIA
PROJECT ARCHITECT: Christopher Ingrahm, AIA
DESIGNER: [illegible]

NO.	DATE	BY	DESCRIPTION

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DEMOLITION ELEVATIONS

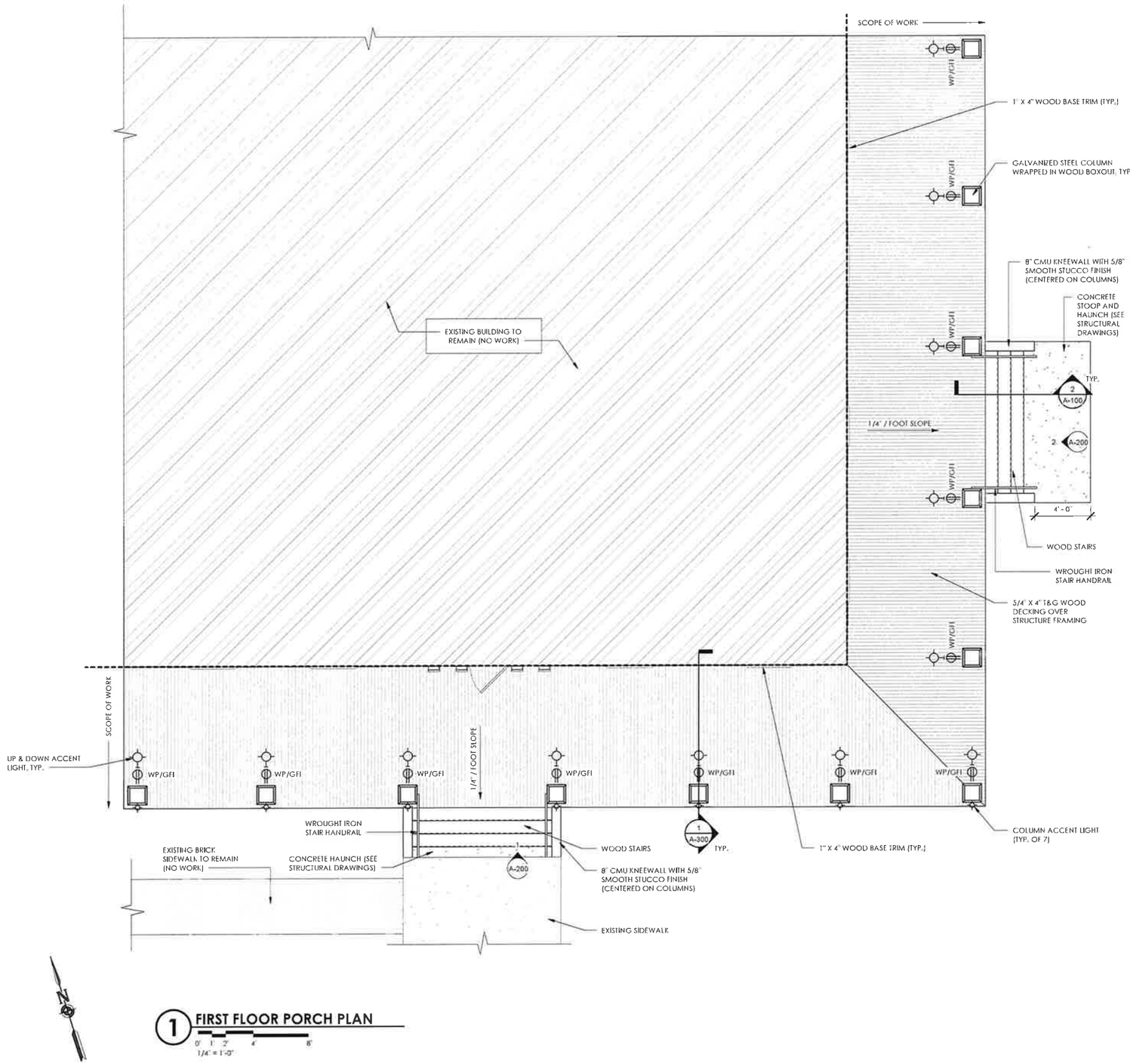
100 MADISON ST

BRONSON-MULHOLLAND HOUSE: PORCH RESTORATION
TOWN/CITY: PALATKA
COUNTY: PUTNAM STATE: FL

PASSERO JOB NO.: 20213160.0007

DRAWING NO.: AD-200

DATE: APRIL 17, 2023

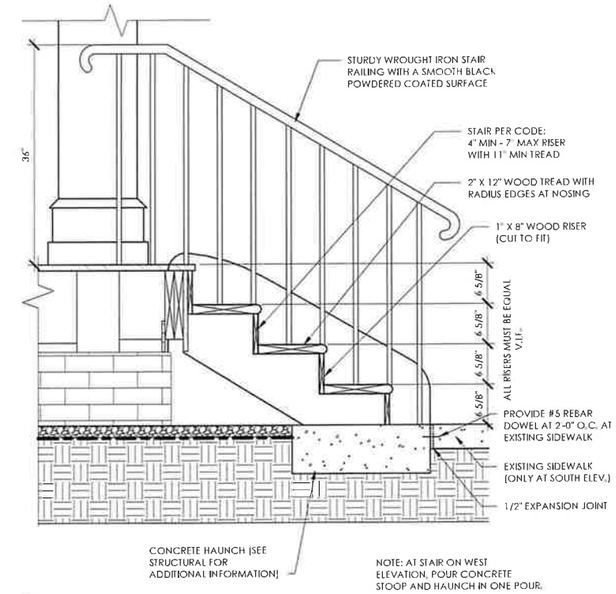


1 FIRST FLOOR PORCH PLAN

0' 1' 2' 4' 8'
1/4" = 1'-0"

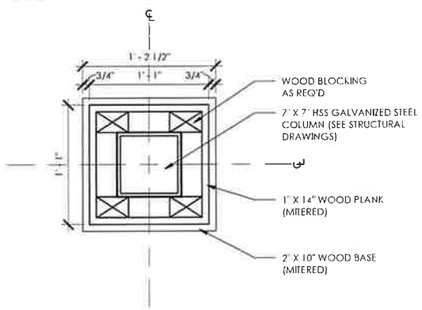
FLOOR PLAN GENERAL NOTES:

- ALL NEW WOOD TO BE PRESSURE TREATED MATERIAL.
- NAILS FOR DECKING AND TRIM TO BE HOT DIPPED GALVANIZED.
- ALL T&G DECKING TO BE BLIND NAILED.
- 1ST FLOOR PORCH T&G DECKING TO BE SUPPLIED BY CITY AND INSTALLED BY CONTRACTOR - CONTRACTOR TO PROVIDE AND INSTALL 2ND FLOOR T&G DECKING TO MATCH THAT SUPPLIED BY THE CITY.
- ALL DIMENSIONS ARE TO BE READ +/- AND SHALL BE FIELD VERIFIED BEFORE FABRICATION OR NEW CONSTRUCTION.
- WP/GFI SHALL INCLUDE A WHITE, EXTRA DUTY, WEATHERPROOF-WHILE-IN-USE, LOW PROFILE OUTLET COVER



2 TYP. SECTION THROUGH STAIRS

0" 3" 6" 1' 2'
1" = 1'-0"



3 TYP. COLUMN BASE PLAN

0' 1' 2' 4' 8'
1 1/2" = 1'-0"

BID SET

PASSERO ASSOCIATES
engineering architecture

STAMP

CLIENT:
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PROJECT ARCHITECT Christopher Nardone, AIA
DESIGNER Katie Lineker

NO.	DATE	BY	DESCRIPTION

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FIRST FLOOR PORCH PLAN

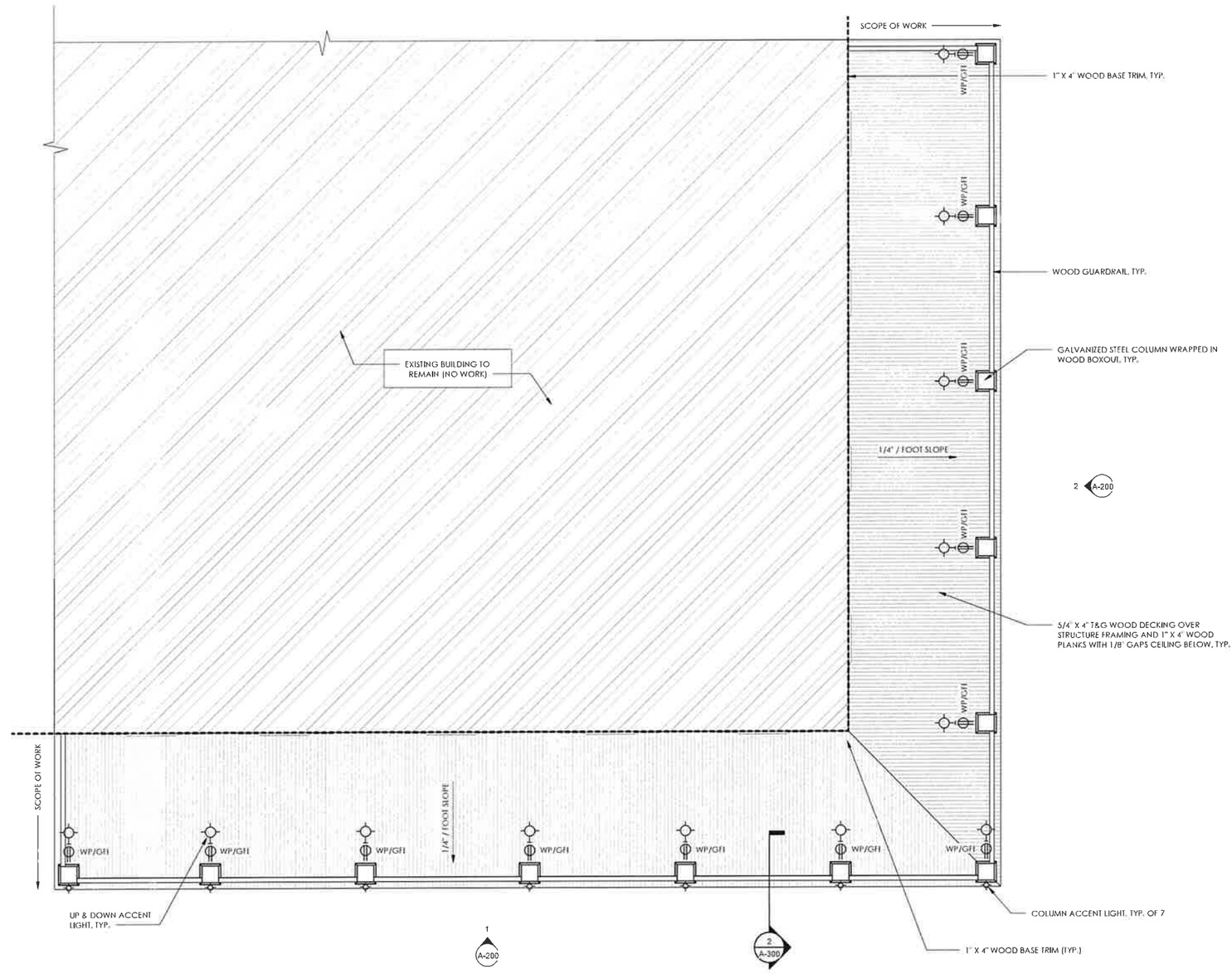
100 MADISON ST

BRONSON-MULHOLLAND HOUSE: PORCH RESTORATION
TOWN/CITY: PALATKA
COUNTY: PUTNAM STATE: FL

PROJECT NO.: 20213160.0007

DRAWING NO.: A-100

DATE: APRIL 17, 2023



FLOOR PLAN GENERAL NOTES:

- ALL NEW WOOD TO BE PRESSURE TREATED MATERIAL.
- NAILS FOR DECKING AND TRIM TO BE HOT DIPPED GALVANIZED.
- ALL T&G DECKING TO BE BLIND NAILED.
- 1ST FLOOR PORCH T&G DECKING TO BE SUPPLIED BY CITY AND INSTALLED BY CONTRACTOR - CONTRACTOR TO PROVIDE AND INSTALL 2ND FLOOR T&G DECKING TO MATCH THAT SUPPLIED BY THE CITY.
- ALL DIMENSIONS ARE TO BE READ +/- AND SHALL BE FIELD VERIFIED BEFORE FABRICATION OR NEW CONSTRUCTION.
- WP/GFI SHALL INCLUDE A WHITE, EXTRA DUTY, WEATHERPROOF-WHILE-IN-USE, LOW PROFILE OUTLET COVER

N

1 SECOND FLOOR PORCH PLAN

0 1' 2' 4' 8'
1/4" = 1'-0"

BID SET

PASSERO ASSOCIATES
engineering architecture

CLIENT:
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PROJECT MANAGER: John Vollenweider, AIA
PROJECT ARCHITECT: Christopher Nardone, AIA
DESIGNER

NO.	DATE	BY	DESCRIPTION

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SECOND FLOOR PORCH PLAN

100 MADISON ST

BRONSON-MULHOLLAND HOUSE: PORCH RESTORATION
TOWN/CITY: PALATKA
COUNTY: PUTNAM STATE: FL

PROJECT NO.: 20213160.0007

DRAWING NO.: A-101

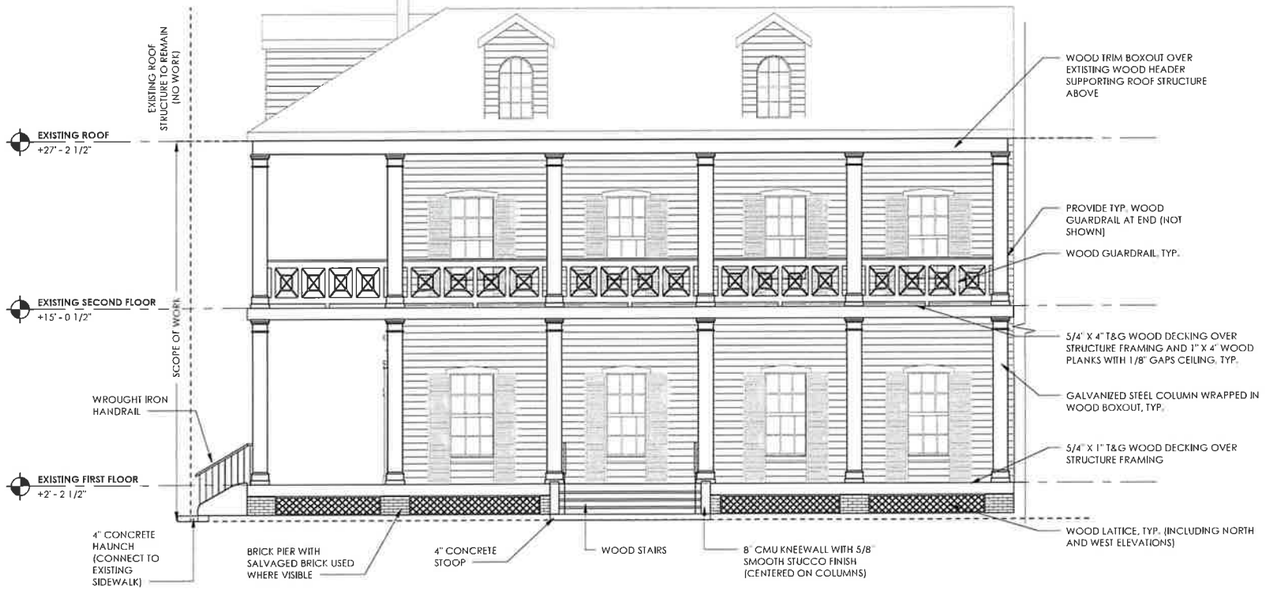
DATE: APRIL 17, 2023

EXTERIOR ELEVATION GENERAL NOTES:

- NOTE THAT ALL DIMENSIONS ARE APPROXIMATE AND ARE BASED ON LIMITED FIELD DATA ACQUIRED

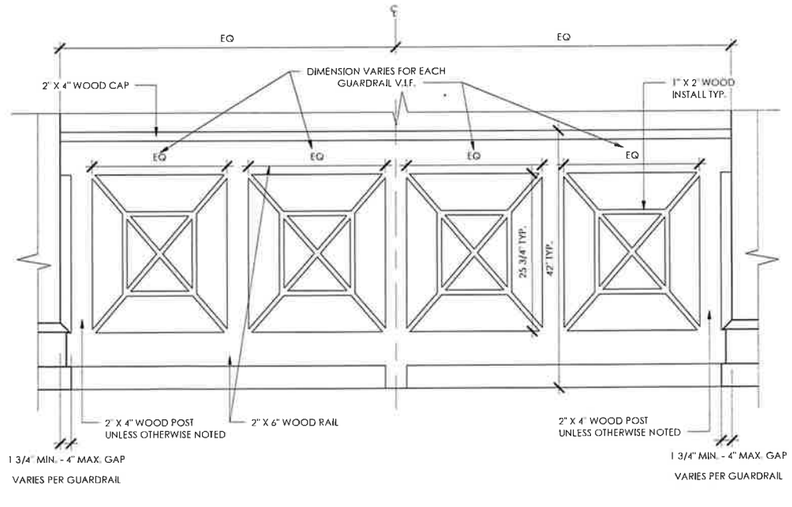
1 SOUTH ELEVATION

0" 2" 4" 8" 16"
3/16" = 1'-0"



2 EAST ELEVATION

0" 2" 4" 8" 16"
3/16" = 1'-0"



3 TYP. GUARDRAIL DETAIL

0" 1" 2" 4" 8"
1" = 1'-0"

BID SET

PASSERO ASSOCIATES
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PROJECT ARCHITECT Christopher Hardone AIA
DESIGNER

NO.	DATE	BY	DESCRIPTION

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EXTERIOR ELEVATIONS

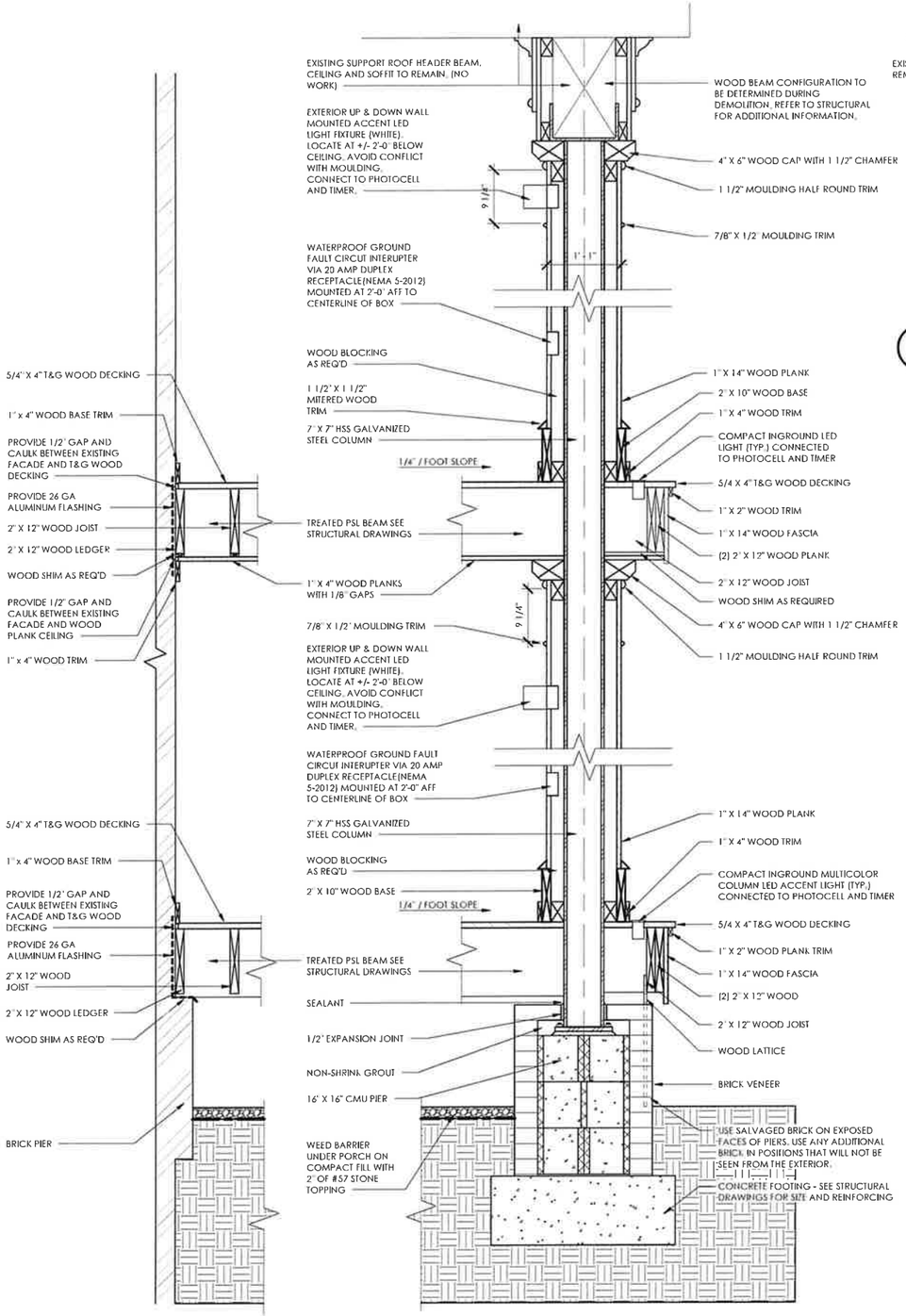
100 MADISON ST

BRONSON-MULHOLLAND HOUSE: PORCH RESTORATION
TOWN/CITY: PALATKA
COUNTY: PUTNAM STATE: FL

PROJECT NO.: 20213160.0007

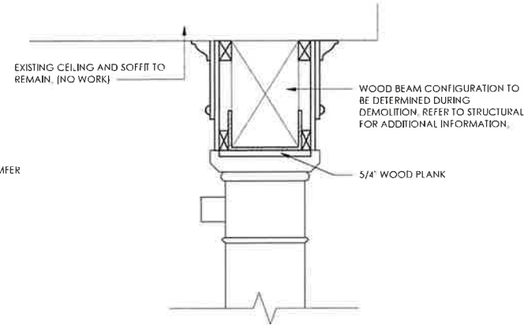
DRAWING NO.: A-200

DATE: APRIL 17, 2023



1 TYP. SECTION THROUGH COLUMN

0' 1' 2' 4' 8'
1" = 1'-0"



2 TYP. SECTION THROUGH PORCH AT SOFFIT

0' 1' 2' 4' 8'
1" = 1'-0"

GENERAL ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE AND THE LOCAL CODE REGULATIONS.
2. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REQUIREMENTS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN IN THE DRAWINGS. THE ELECTRICAL WORK INCLUDED, BUT NOT NECESSARILY LIMITED TO:
   A. FURNISHING AND INSTALLING COMPLETE WIRING, RECEPTACLES, BOXES, PLATES, CONDUITS, ETC.
   B. FURNISHING AND INSTALLING LIGHTING FIXTURES AS SPECIFIED WITH PHOTOCELLS AND TIMERS.
3. MATERIALS AND EQUIPMENT SHALL COMPLY WITH THE APPLICABLE CURRENT STANDARDS OF UNDERWRITERS LABORATORIES, INC.
4. ELECTRICAL CONDUCTORS SHALL BE #12 MIN. COPPER WITH THIN, THWN, THN INSULATION UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL INSPECT ALL EXTISTING ELECTRICAL WIRING AND DEVICES SERVING EXISTING PORCH.
6. REMOVE ALL EXISTING BRANCH CIRCUIT WIRING SERVING EXISTING PORCH COMPLETE.
7. INSURE ALL BRANCH CIRCUIT WIRING IS TERMINATED IN CODE APPROVED ELECTRICAL BOXES.
8. REPORT TO OWNER/ARCHITECT ANY OBSERVED ELECTRICAL CODE VIOLATIONS AND PROVIDE SUGGESTED REMEDIATION REQUIRED.

GENERAL LIGHTING NOTES:

1. THE FOLLOWING LIGHTING FIXTURES ARE BASIS OF DESIGN. ALTERNATES MUST BE APPROVED BY ARCHITECT AND BE OF EQUAL OR SUPERIOR QUALITY.
2. CONTRACTOR TO SUBMIT ANY PROPOSED ALTERNATE FOR LIGHTING FIXTURES IN A TIMELY MANNER FOR REVIEW AND APPROVAL.
3. PROVIDE 120/12V TRANSFORMER FOR COMPACT INGROUND LED LIGHT FIXTURE.
4. COMPACT IN-GROUND LED LIGHT (MULTI-COLOR) COLUMN ACCENT LIGHTING BY ASPECT LED (AL-IG-CF-3-12VAC)
   - HIGH POWER 3 WATT 4000K LED COMPACT 2" DIAMETER X 2.7" DEEP LIGHT
   - WATERPROOF WITH AN IP67 RATING AND #304 STAINLESS STEEL TRIM AND ALUMINUM BODY INCLUDING CLEAR GLASS LENS WITH POLISHED STAINLESS STEEL BEZEL
   - LED DRIVER INPUT VOLTAGE - 12VAC
   - MAX. LUMINOUS FLUX OF LED ARRAY - 160 LUMENS FOR RGB
   - LED TYPE - SMD LED CHIPS
   - BEAM ANGLE - 30 DEGREES
   - HOUSING MATERIAL - DIE-CAST ALUMINUM
   - LENS - OPTICAL, GREATER THAN 85% EFFICIENT
   - STEP TEMPERED 12 MM THICKNESS GLASS WITH WATERPROOF DOUBLE SILICON GASKET SEAL
   - SUITABLE USE IN WET LOCATIONS
   - ESTIMATED LIFE SPAN OF 50,000 HOURS
   - ONE YEAR WARRANTY
5. EXTERIOR UP & DOWN WALL MOUNTED ACCENT LED LIGHT FIXTURE BY ULTRA BEAM LIGHTING (LWA288)
   - 6 WATT LED UP & DOWN OUTDOOR WALL LIGHT
   - WATERPROOF WITH AN IP67 RATING
   - HIGH QUALITY CREE QUALITY LEDS WITH TOTAL 600 LUMEN LIGHT OUTPUT
   - PROJECTS A BEAM OF LIGHT UP AND DOWN WITH A 90 DEGREE BEAM ANGLE
   - 3000K WARM WHITE LED COLOR
   - ALUMINUM CONSTRUCTION FINISHED IN WHITE
   - THREE YEAR GUARANTEE
   - LED DRIVER SUPPLIED AND FITTED INSIDE BODY CASE
   - CONNECTS TO A240 VOLT MAINS SUPPLY

GENERAL PAINTING NOTES:

1. PREP ALL SURFACES ACCORDING TO MANUFACTURER'S RECCOMENDATIONS.
2. ALL PRESSURE TREATED WOOD MUST BE ALLOWED TO DRY PRIOR TO PAINTING.
3. T&G WOOD DECKING TO BE SANDED SMOOTH PRIOR TO PAINTING.
4. ALL NEW **STUCCO** FINISHES ARE TO BE PROVIDED WITH (2) COATS SHERWIN WILLIAM S DURATION EXTERIOR FLAT FINISH ON TOP OF (1) COAT LOXON CONCRETE AND MASONRY PRIMER SEALER. COLOR TO BE WHITE TO MATCH EXISTING. PROPOSED ALTERNATES MUST BE EQUAL OR SUPERIOR QUALITY.
5. ALL NEW **T&G WOOD DECKING AND TREADS** TO BE PROVIDED WITH (2) COATS SHERWIN WILLIAMS ARMORSEAL TREAD-PLEX. COLOR TO BE GREEN TO MATCH EXISTING. PROPOSED ALTERNATES MUST BE EQUAL OR SUPERIOR QUALITY.
6. ALL NEW **WOOD** (CEILINGS, COLUMNS, GUARDRAILS, LATTICE, ETC.) TO BE PROVIDED WITH (2) COATS SHERWIN WILLIAMS EMERALD URETHANE TRIM ENAMEL, SEMI-GLOSS FINISH ON TOP OF (1) A-100 EXTERIOR OIL-BASED WOOD PRIMER. COLOR SHALL BE WHITE TO MATCH EXISTING. PROPOSED ALTERNATES MUST BE EQUAL OR SUPERIOR QUALITY.

SPECIFICATIONS:

100 GENERAL CONDITIONS:
1. BASIS OF DESIGN IS SPECIFIED TO ESTABLISH A MINIMUM STANDARD OF QUALITY. EQUIVALENT PRODUCTS MAY BE ACCEPTED SUBJECT TO ARCHITECT'S APPROVAL.
2. WHERE THE CONTRACTOR WISHES TO MODIFY ANY CONSTRUCTION DETAILS, MATERIALS OR PROCEDURES, HE SHALL SUBMIT SHOP DRAWINGS FOR A/E APPROVAL PRIOR TO PROCEEDING WITH WORK.
3. IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND ENGINEERING SPECIFICATIONS OR DRAWINGS, THEN ENGINEERING SHALL BE FOLLOWED UNLESS ARCHITECTURAL DESIGN IS AFFECTED; THEN CONTACT ENGINEER IN ANY CASE OF DISCREPANCY, CONTACT ARCHITECT FOR DIRECTION.
4. ALL DIMENSIONS ARE BASED ON AVAILABLE DRAWINGS, AS SUCH ALL DIMENSIONS MUST BE CONSIDERED APPROXIMATE. FIELD VERIFICATION AND COORDINATION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR SHALL FIELD VERIFY AND MEASURE ALL SPECIALTY AND SPECIAL ORDER ITEMS TO INSURE PROPER QUANTITIES, SIZES, ETC. PRIOR TO ORDERING MATERIALS OR SERVICES.
6. CONTRACTOR SHALL PROVIDE QUANTITY TAKEOFFS TO OWNER WITH ALL BID PROPOSALS FOR BUY OUT ITEMS LISTED IN THESE DRAWINGS. ALL TAKEOFFS SHALL BE QUALIFIED BY IN-FIELD VERIFICATION OF EXISTING CONDITIONS AND MEASUREMENTS AS MAY BE REQUIRED.
7. THE DESIGN DRAWINGS ARE BASED ON THE BEST AVAILABLE INFORMATION; HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD INVESTIGATION AND VERIFICATION OF EXISTING CONDITIONS. ALL WORK SHOWN ON THE DRAWINGS SHALL INCLUDE ALL MATERIALS AND LABOR AS REQUIRED FOR A COMPLETE AND FINISHED INSTALLATION.

101 TEMPORARY FACILITIES:
1. TEMPORARY ELECTRIC SHALL BE PROVIDED BY ELECTRICAL SUBCONTRACTOR WITHIN 10 DAYS OF COMMENCEMENT.
2. TEMPORARY WATER SHALL BE PROVIDED BY THE PLUMBING SUBCONTRACTOR WITHIN 10 DAYS OF COMMENCEMENT.
3. TEMPORARY TOILETS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.

102 ARCHITECTURAL / ENGINEERING / SHOP DRAWINGS AND/OR CUT SHEETS / TESTS:
1. ALL SHOP DRAWINGS AND/OR CUT SHEETS SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR FOR HIS REVIEW. ARCHITECT'S REVIEW AND BUILDING DEPARTMENT REVIEW. FABRICATION SHALL NOT BEGIN UNTIL APPROVED BY THE GENERAL CONTRACTOR AND OWNER. INCLUDE ORIGINATOR'S NAME, JOB NAME, AND SPACE FOR REVIEW STAMPS. PROVIDE MINIMUM THREE (3) PRINTS AND ONE (1) ELECTRONIC COPY OF SHOP DRAWINGS AND/OR CUT SHEETS SHALL BE PROVIDED FOR THE FOLLOWING ITEMS, BUT NOT LIMITED TOO, LIGHTING FIXTURES AND EXTERIOR FINISHES.
2. TESTING LAB AND SCHEDULE OF TEST SHALL BE ARRANGED BY THE CONTRACTOR, SUBJECT TO THE ENGINEER'S APPROVAL. FEES SHALL BE OBTAINED AND PAID BY THE CONTRACTOR.

103 SAFETY AND FIRST AID:
1. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND WELL BEING OF HIS EMPLOYEES, AND HIS WORK SHALL BE KEPT SAFE TO VISITORS AND OTHER JOB SITE WORKERS. HE SHALL INITIATE AND MAINTAIN ALL SAFETY PROGRAMS, INCLUDING THAT AS GOVERNED BY O.S.H.A.,.

104 CLEANUP AND TRASH REMOVAL:
1. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR KEEPING A SAFE CLEAN WORKING ENVIRONMENT.
2. ALL CONSTRUCTION DEBRIS AND TRASH SHALL BE STORED IN ARCHITECT'S APPROVED CONTAINERS AND REMOVED FROM THE SITE ON A REGULAR BASIS.

105 PERMITS:
1. ALL BUILDING PERMITS, OTHER PERMITS, AND FEES SHALL BE OBTAINED AND PAID BY THE CONTRACTOR.

106 CODES:
1. ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE'S LATEST EDITION, CITY OF PALATKA BUILDING AND ZONING CODES, ORDINANCES AND AMENDMENTS, AND THE FLORIDA FIRE PREVENTION CODE LATEST EDITION.

107 AS-BUILT DRAWINGS
1. AS-BUILT PRINTS SHALL BE CONTINUOUSLY DOCUMENTED BY SUBCONTRACTORS AND DELIVERED TO THE OWNER AT COMPLETION OF THEIR CONTRACT WORK.

BID SET

PASSERO ASSOCIATES
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PROJECT MANAGER: Julian Vollenweider AIA
PROJECT ARCHITECT: Christopher Nardone AIA
DESIGNER: Kyle Emerich

NO.	DATE	BY	DESCRIPTION

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COLUMN SECTION & TYP. NOTES

100 MADISON ST

BRONSON-MULHOLLAND HOUSE: PORCH RESTORATION
TOWN/CITY: PALATKA
COUNTY: PUTNAM STATE: FL

PROJECT NO.: 20213160.0007

DRAWING NO.: A-300

DATE: APRIL 17, 2023

131.99'
83.2'
80.66'
48.49'
78.36'
84.34'
346.1'
318.48'
383.87'
BASE
2823 0
PALATKA
BLOCKS
Madison St

NOT TO SCALE

STAFF REPORT

May 1st., 2025

TO: Historic Preservation Board

FROM: Lorenzo Aghemo

SUBJECT: Historic Preservation Board Annual Report

Enclosed for your consideration is the Annual Report of the Historic Preservation Board pursuant to Section 54.76, (f), (12). The report contains all activities performed by the Board during the year 2024. Upon your approval, the report will be submitted to the City Commission.

2024 Historic Preservation Board Summary

City of Palatka, FL

The Historic Preservation Board (HPB) met **10 times during 2024** to review and vote on projects affecting properties within Palatka's historic districts. The board reviewed a wide range of requests—from restorations and renovations to demolitions and administrative discussions—always with a focus on preserving the city's architectural heritage while allowing thoughtful modernization.

Projects Approved

Throughout the year, the board approved numerous Certificates of Appropriateness (COAs), many with special conditions to maintain historical integrity. Some of the notable approvals included:

- **505 Kirby St** – Full approval for porch columns, window replacements, siding, fencing, and a rear Trex deck.
- **313 Dodge St** – Porch upgrades with conditions that wood materials be used and brick facades be maintained.
- **519 Crill Ave** – Approval for a steel shed (with cedar accents), screened porch, and adjusted fencing—after considerable discussion.
- **416 Kirby St** – A fire-safe garage, gazebo, wraparound porch, and driveway pavilion were approved as a comprehensive improvement plan.
- **120 Kirkland St** – Approved for restoration of siding, soffits, porch decking, a new fence and rear deck, and a new wooden front door.
- **501 Oak St** – The First Baptist Church received approval to install two sunshade canopies for its preschool playground.
- **Riverfront Park** – A new food trailer and wood deck were approved, along with signage to match.

Ongoing and After-the-Fact Applications

Some properties presented more complex situations:

- **120 S. 6th St (RJ Adams House)** – A series of after-the-fact repairs and additions led to multiple continuations, partial approvals, and ultimately a denial for portions of the work. Concerns included mismatched materials, unapproved columns, and incomplete applications.
- **215 S. 4th St** – Another after-the-fact request, but one that resulted in smooth approval after documentation was reviewed.

Demolition Requests

- **512 Emmett St** – The board unanimously approved this emergency demolition due to long-standing fire damage and safety concerns.
- **426 Kirby St** – A request for demolition was denied after a split vote. Members cited concerns about preserving the structure despite the owner recusing himself.

Board Discussions & Administrative Topics

Beyond COA reviews, the HPB discussed broader topics:

- **Board Duties**: Members revisited their responsibilities under city code, including managing historic markers and reviewing survey recommendations for district expansion.
- **COA Fees**: Board members debated the current $360 fee structure, with some expressing concern that it discouraged property owners from applying.
- **Historic Brochure**: The city's historic preservation brochure underwent updates and layout revisions. Final review and reprint were scheduled for July.

Meetings Held in 2024

The board met on the following dates:
January 4 • February 1 • March 7 • April 4 • May 2 • June 6 • July 7 • September 5 • October/November (no meetings) • December 5

Total Meetings: 10

Closing Thoughts

The HPB had a productive 2024, balancing the need for modernization with a strong commitment to historic preservation. The board's work ensures that Palatka's architectural heritage is protected while encouraging responsible growth and community pride.