

Elizabeth van Rensburg
Chair

Breanna Pierce
Vice Chair

Megan Beville
Board Member

Patti Vogt
Board Member

Timothy Jefferson
Board Member

Christopher Hollister
Board Member

Mary Jane Rosa
Alternate

MARCIA G. CARTY, CPA, CGFO
CITY MANAGER

JANE WEST, ESQ.
CITY ATTORNEY

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

KAREN HAYES, MMC
CITY CLERK



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

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

- a. August 7, 2025, Minutes

3. PUBLIC COMMENTS

4. NEW BUSINESS

- a. HPB 25-09 510 Emmett Street
Parcel #42-10-27-6850-0440-0071
Owner - Ms. Judy Tabor

5. OTHER BUSINESS

6. BOARD MEMBER COMMENTS

- a. Consideration of dates for a Proposed Workshop Meeting

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 CHRISTOPHER HOLLISTER BOARD MEMBER PATTI VOGT BOARD MEMBER TIMOTHY JEFFERSON BOARD MEMBER MEGAN BEVILLE BOARD MEMBER MARY JANE ROSA ALTERNATE BOARD MEMBER	  HISTORIC PRESERVATION BOARD Regular meeting 1 st Thursday of each month at 4:00 p.m.	MARCIA CARTY CITY MANAGER JANE WEST, ESQ CITY ATTORNEY KAREN HAYES, MMC CITY CLERK LORENZO AGHEMO, ARP PLANNING DIRECTOR
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Historic Preservation Board Minutes August 7, 2025

Roll call: Chair Elizabeth van Rensburg, Timothy Jefferson, Breanna Pierce, Patti Vogt and Megan Beville were present. Christopher Hollister and Mary Jane Rosa were absent.

Staff: City Attorney Jane West, City Clerk Karen Hayes, Planning Director Lorenzo Aghemo, Planner 1 Renee Brown and CRA Coordinator Kristen Odom.

Invocation

The invocation was led by Allegra Kitchens

Pledge of Allegiance

The pledge of allegiance was led by Ms. Odom

Meeting Purpose Disclosure

The Meeting purpose disclosure was read by the chair Elizabeth van Rensburg.

Appeal and Procedures & Ex Parte Communication

Chair Elizabeth van Rensburg asked if there were any disclosures regarding Ex Parte communication. No disclosures were made.

Approval of Minutes

Vote: A motion to approve the minutes of June 5, 2025, meeting was made by Ms. Beville and seconded by Ms. Vogt. The motion passed unanimously.

Vote: A motion to approve the minutes of July 3, 2025, meeting was made by Ms. Pierce and seconded by Ms. Vogt. The motion passed unanimously.

Public Comment

The floor was opened for public comment; however, none were made.

New Business

HPB 25-13 South Historic District CRA lamp post

Ms. Brown and Ms. Odom provided an overview of the lamp posts and their associated details. The board then discussed a proposal to replace existing gas lamp globes with solar-powered globes.

Public Comment

Ms. Kitchens noted she has a concern about the board making a decision that was not decided on yet or has been given permission to go all solar.

A motion to approve the lamp post was made by Christopher Hollister; however, the motion died for lack of a second.

Ms. Garris stated she was for keeping the gas lights in the Historic District.

Vote: Mr. Jefferson moved to approve the solar lights. Motion died for a lack of a second.

Vote: Ms. Pierce moved to deny the request for solar lamps because it is not appropriate for the Historic Districts. Ms. Vogt seconded the motion. Roll call was taken. Chair Elizabeth van Rensburg, aye; Breanna Pierce, aye; Megan Beville, aye; Patti Vogt, aye; and Timothy Jefferson, nay. The motion passed 4-1

221 South 5th St. COA

Ms. Vogt recused herself from this item stating her house is next door to the requester. She filed a form 8B with the City Clerk which is now part of the record.

Ms. Brown spoke about the property and where it is located.

Public Comments

Allegra Kitchens gave a little bit of history on this property and stated there was never a dwelling unit and it was always used as an office.

Vote: Mr. Jefferson moved to approve the staff recommendation. Ms. Beville seconded the motion which passed unanimously.

Board Members' Comments

Mr. Jefferson spoke about Mr. Larry Beaton, and he feels the board should do something for him. The board agreed to say a few words to Mr. Beaton.

Adjourn

Mr. Jefferson has moved to adjourn the meeting. Megan Beville seconded the motion which passed unanimously.

Certificate of Appropriateness

HPB 25-09 510 Emmett Street STAFF REPORT

DATE: August 25, 2025
TO: Historic Preservation Board
FROM: Staff
OWNER: Judy Tabor Life Estate

Background

- The subject 0.17 acres parcel contains a single-family structure, zoned Residential, Single-Family (R-1) and is located in the South Historic District. The property was subject of a Code Compliance violation for not obtaining the Certificate of Appropriateness that is required for any painting, exterior improvements or repairs before commenced. The letter from Code Compliance was received by Ms. Tabor on April 2nd, 2025. She applied for an after the fact Certificate of Appropriateness on April 17th, 2025.
- This is an after-the-fact Certificate of Appropriateness for painting the exterior of the home. The body of the structure has been painted "Pink Flamingo" with "Classical White" trim, "Chartreuse" accent trim, "Chinese Red" accent trim and the door of the home painted "Blue Peacock".
- According to the Florida Master Site file this structure is "A Victorian Gothic residence built between 1884 and 1886." Also, "This home is an example of craftsmanship, and is an important contributor to a well-defined residential district evolving from the 1850's." The Florida Master Site File has been provided in the agenda which contains two photos at the end.

Application Request

The request is to obtain an after-the-fact COA for the painting of the structure including trim and door.

Staff Analysis

The Historic Preservation Board is to determine if the colors are consistent with the location of the structure in the South Historic district. Whether the after the fact COA is issued.

Proposed Findings of Fact:

- The after the fact 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.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

APPLICATION #: HPB 25-09
DATE RECEIVED: 4/17/25
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) ___ \$350.00 (HPB level) ✓ \$500.00 (After the fact)

- | | |
|---|--|
| <ul style="list-style-type: none">☐ 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 | <ul style="list-style-type: none">☐ 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: 510 Emmett St Palatka FL
2. Parcel Number: 42-10-27-6850-0440-0071
3. Historic District: ☐ North or ☒ South

Property Owner/Applicant Information

Property Owner(s)

Name(s): Judy Tabor
Mailing Address: 618 Emmett St, Palatka FL 32177
Phone Number(s): 386-972-3608 Email: shopsalot32177@yahoo.com
Applicant Name(s): Judy Tabor

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: _____

This application submitted by:

Owner 1 (Print Name): Judy Tabor

Signature of Owner 1: _____ Date: 4.15.25

Owner 2 (Print Name): _____

Signature of Owner 2: _____ Date: _____

Print Agent Name: _____

Signature of Agent: _____ Date: _____

To Be Notarized

Name (Print Name): Judy Tabor

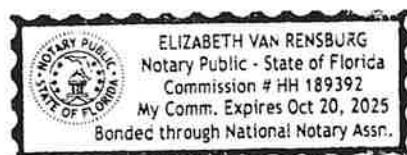
Signature: _____ Date: 4.15.25

STATE OF Florida County of Putnam

Before me this day personally appeared Judy Tabor 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 15 day of April A.D. 2025.

(Notary Seal)



Elizabeth Van Rensburg
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: 04/17/2025

OPER ID: AROMERO

RECEIPT NO: F000677

RECEIVED FROM: 510 EMMETT. ST.

AMOUNT RECEIVED: 506.00 TYPE: PP PP / 1002
AUTH CODE: 174633104

CHANGE DUE: 0.00

TOTAL RECEIVED: 506.00

DISTRIBUTION:

AMOUNT ACCOUNT NUMBER

DESCRIPTION / FOR

500.00

510 EMMETT. ST.
COA APP FEE
AFTER THE FACT

6.00

ZONING CONVENIENCE FEE

This instrument was prepared by:
JOHN D. MUSSOLINE, P.A.
Attorney at Law
415A St. Johns Avenue
Palatka, Florida 32177

PARCEL I. D. #
42-10-27-6850-0440-0071

LADY BIRD DEED
Stamps: \$.70
Recording: \$ 10.00
Extra Names: \$
Total: \$ 10.70

Inst: 202454007108 Date: 03/21/2024 Time: 11:01AM Doc Stamp:
Deed: 0.70 By: DF, DC, Matt Reynolds, Putnam, County Page 1 of
1 B: 1749 P: 1210

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS LADY BIRD DEED,

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this 20th day of March, 2024, Between
Judy Tabor, single,
of 618 Emmett Street, Palatka, Florida 32177, **GRANTOR,**

AND

Garrett James Tabor, whose post-office address is 618 Emmett Street, Palatka, Florida 32177, GRANTEES,

Witnesseth: That said grantor, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to said grantor in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantees, and grantees' heirs, successors and assigns forever, the following described land, situate, lying and being in Putnam County, Florida, to-wit:

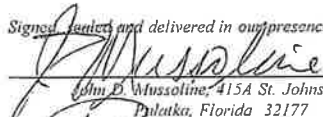
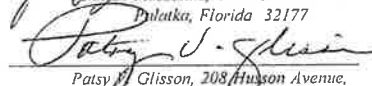
The Northerly 1/2 of Lot 7 in Block 44 of the City of Palatka and more particularly described as follows, to-wit:

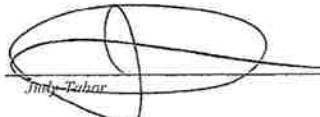
Beginning at a point in the Northerly line of Emmett Street 100 feet Westerly from the intersection of Emmett Street and Kirkland Street, thence running Northerly parallel with Kirkland Street 150 feet, thence Westerly parallel with Emmett Street 50 feet, Southerly parallel with Kirkland Street 150 feet to the Northerly line of Emmett Street, thence Easterly along the Northerly line of Emmett Street 50 feet to the place of beginning.

RESERVING, HOWEVER, and subject to a LIFE ESTATE in the Grantor, without any liability for waste, with full power and authority in the Grantor while she remains living to reconvey the property described herein to either herself and/or to sell, convey, mortgage, lease or otherwise manage and dispose of said property, in fee simple, with or without consideration, and without joinder of the Grantees, and with full power and authority to either Grantor to retain any and all proceeds generated thereby.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

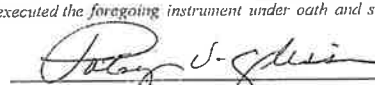
In Witness Whereof, Grantor has hereunto set her hand and seal the day and year first above written.

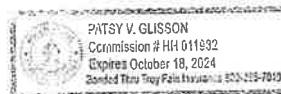
Signed, sealed and delivered in our presence:

John D. Mussoline, 415A St. Johns Avenue,
Palatka, Florida 32177

Patsy V. Glisson, 208 Huxson Avenue,
Palatka, Florida 32177

 (Seal)
 (Seal)

STATE OF FLORIDA
COUNTY OF PUTNAM

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 20th day of March, 2024, by Judy Tabor, single, to me personally known and who executed the foregoing instrument under oath and signed in my physical presence.


Notary Public - Patsy V. Glisson
Serial # (if any): H4 011982





Page 1
☐ original
☒ update

HISTORIC STRUCTURE FORM FLORIDA MASTER SITE FILE

Version 1.1: 3/89

Site 8PU183
Recorder #

Site Name 510 Emmett Street; Boyle-Bailley House
Historic Contexts Palatka South Historic District
Nat. Register Category Building
Other Names or MSF Nos.
County Putnam Ownership Type Private
Project Name Palatka Redevelopment Plan DHR No. 4025

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

Address 510 Emmett St.
Vicinity of / Route to

Subdivision Palatka Block No. 44 Lot No. pt. of 7
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 438440 Northing 3279270
Coordinates: Latitude 29 D 38 M 61 S Longitude 81 D 38 M 12 S

HISTORY

Architect: F Unknown M L
Builder: F Unknown M L
Const. Date: 1884-86 Circa Restoration Date(s)
Modification Date(s):
Move: Date NA Original Location
Original Use(s) Private Residence
Present Use(s) Private Residence

DESCRIPTION

Style Frame Vernacular
Plan: Exterior Irregular
Interior
No. of: Stories 2 Outbuildings 0 Porches 1 Dormers 0
Structural System(s) Wood Frame
Exterior Fabric(s) Wood Weatherboard
Foundation: Type Piers Materials Brick
Infill
Porches U-shaped porch across front and par of north and south sides, gable marking center front
Roof: Type Cross gable Surfacing Metal standing seam
Secondary Structures Low pitched hip roof on porch with gable marking center front
Chimney: No. 1 Mtls Brick Locns South side near intersection of roofs
Windows Wood double hung (upper sash has large center pane surrounded by 18 small panes)
Exterior Ornament Wood trim at doors and windows, porch columns and rails and trim
Condition Good Surroundings Residential
Narrative (general, interior, landscape, context; 3 lines only)
Large house with ornate porch, fascias and gable end brackets. Small gable has been added to porch roof to mark its center and access. This gable is infilled with a sunburst pattern of wood pieces. House is showing some need of repairs.

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 Large ornate house which has been sited and detailed to fit well in 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)

A large residential structure which makes a contribution to the historic district.

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

*
 * Date Listed On National Register _____ *

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

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

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

* Office _____ *

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

Recorder Information: Name F Richard M W. L Pohlman

Date: Month 3 Year 94 Affiliation University of Florida

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

Location of Negatives DAHRM

Negative Number G04 & 05

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:

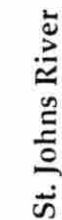
the FMSF site number
 (Use survey number or site name if not available)
 Direction and Date of photograph.

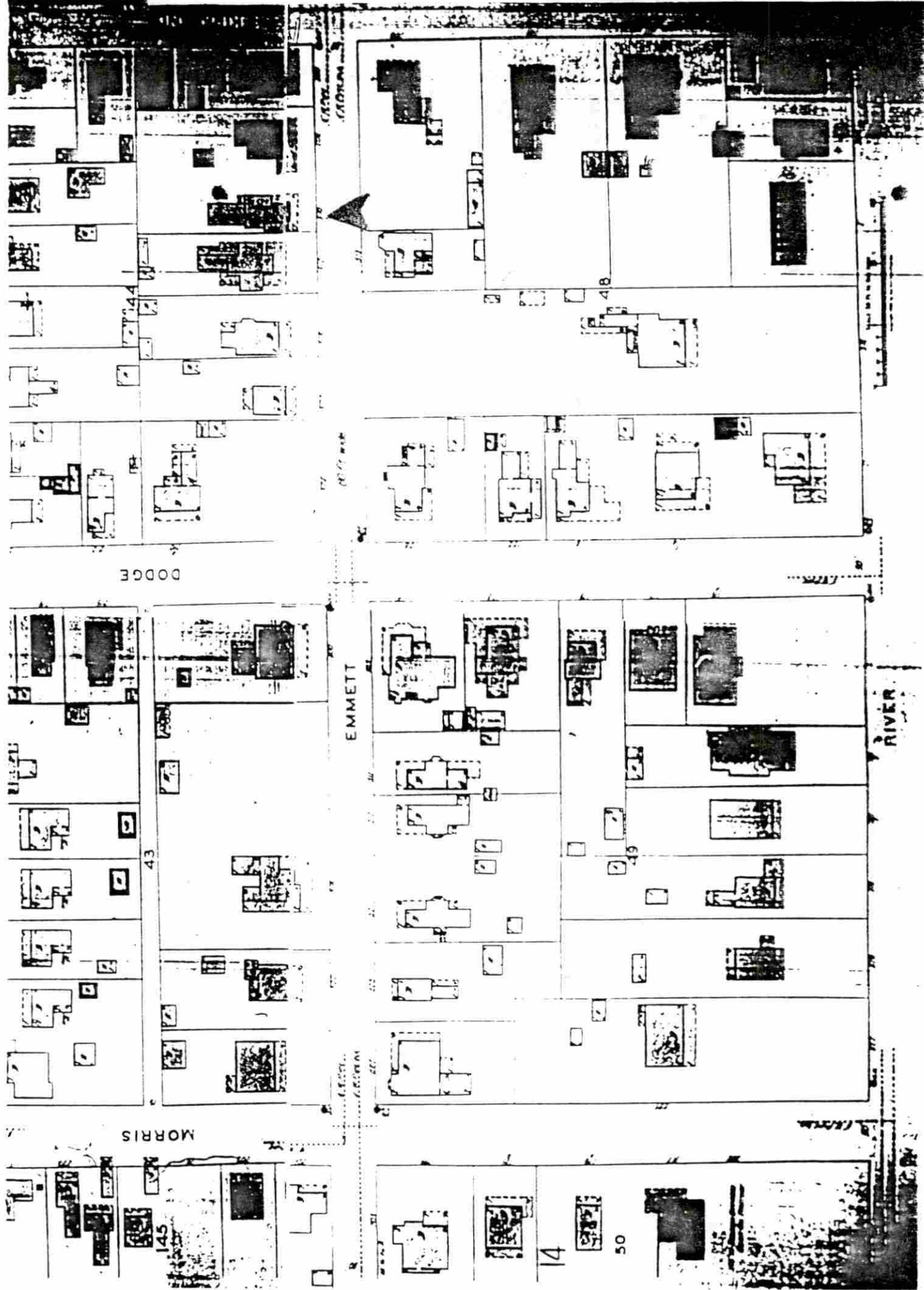
Prints larger than contact size are preferable.

1930 Sanborn Map

REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED

South Historic District
Site 8PU183
510 Emmett St.
Boyle-Bailey House





FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site Name Boyle-Bailey House 830 = = Site No. 8P.183
Address of Site: 510 Emmett St., Palatka, FL 32077 Survey Date 8011 820 = =
Instruction for locating _____ 905 = =

Location: Palatka 44 pt. 7 813 = =
subdivision name block no. lot no. 868 = =

County: Putnam 808 = =

Owner of Site: Name: Cooper, Arthur E. et ux
Address: 510 Emmett St., Palatka, FL 32077

Type of Ownership private 848 = = Recording Date _____ 902 = =
Recorder: _____ 832 = =

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		
☐ Excellent	863 = =	☒ Altered	858 = =	Present Use <u>priv. residence</u> 850 = =
☒ Good	863 = =	☐ Unaltered	858 = =	Dates: Beginning <u>+1886</u> 844 = =
☐ Fair	863 = =	☒ Original Site	858 = =	Culture/Phase <u>American</u> 840 = =
☐ Deteriorated	863 = =	☐ Restored () (Date:) 858 = =		Period <u>19th Century</u> 845 = =
		☐ Moved () (Date:) 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 = =

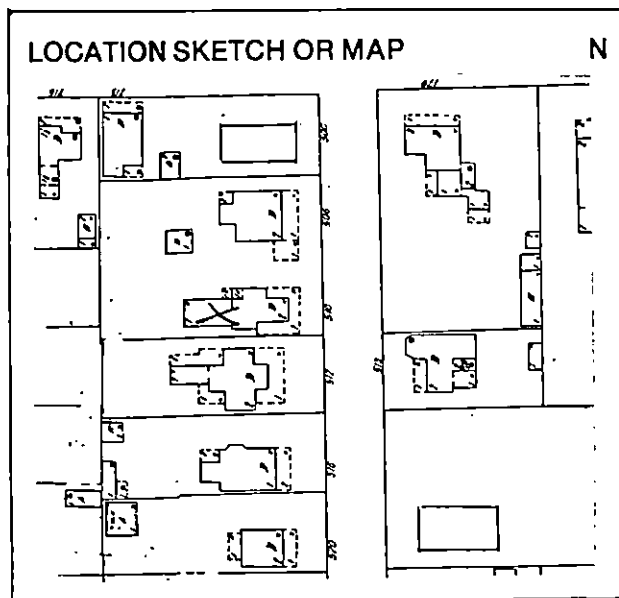
Significance: A Victorian Gothic residence built between 1884 and 1886. Lathe, panel and ornamental colored glass work suggests Queen Anne influences, while formal plan and more modest detailing point to late Victorian Gothic. Facade employs a pendant and gab trim adorning an extended gable, multi-pane windows with some colored glass trim, and very ornamental posts and brackets supporting an entrance dormer. This home is an example of craftsmanship, and is an important contributor to a well-defined residential district evolving from the 1850's.

This building was constructed on a lot conveyed in 1878 from James D. Devall, a Palatka sawmill owner, to Margaret and Mary Boyle. During the mid-1880's it was the residence of Edward Boyle, a drayman, and in 1889 was sold by John Boyle, the executor of the estate of Mary Boyle, to Maggie Murphy. Ms. Murphy retained the former Boyle home until 1916 when she sold it to Mrs. Rosa W. Bailey the wife of G. Loper Bailey, President of the Atlantic and Gulf Insurance Co. and President and Treasurer of the Palatka Gas Light and Fuel Co. Mrs. Bailey lived at this

911 = =

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

ARCHITECT _____ 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD Victorian Gothic Frame Verun. 964 ==
 PLAN TYPE Roman cross 966 ==
 EXTERIOR FABRIC(S) wood: weatherboard with cornerboards 854 ==
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 ==
 PORCHES E/1-story "U" shaped verandah with large turned and knobbed posts, ornamental brackets and balustrade, 7-bay 942 ==
 FOUNDATION: piers: brick, brick, pierced 942 ==
 ROOF TYPE: cross gables 942 ==
 SECONDARY ROOF STRUCTURE(S): hip over verandah # gable entrance 942 ==
 CHIMNEY LOCATION: offset: lateral slope, interior 942 ==
 WINDOW TYPE: DHS, 9/1, wood with blinds 942 ==
 CHIMNEY: brick with corbelled cap 882 ==
 ROOF SURFACING: metal sheet: 5-V crimp 882 ==
 ORNAMENT EXTERIOR: wood lathework 882 ==
 NO. OF CHIMNEYS 1 952 == NO. OF STORIES 2 950 ==
 NO. OF DORMERS 1 954 ==
 Map Reference (incl. scale & date) USGS Palatka 7.5MIN 1968 809 ==
 Latitude and Longitude: _____ 800 ==
 Site Size (Approx. Acreage of Property): _____ 833 ==



Township	Range	Section	
T10S	R27E	42	812 ==

UTM Coordinates:

17 438440 3279270 890 ==
 Zone Easting Northing

Photographic Records Numbers _____ 860 ==

Contact Print

CONTINUATION SHEET

SIGNIFICANCE CONTINUED:

address throughout the mid-thirties, but during the late forties and the decade of the fifties, her former home remained vacant. The house was rennovated in 1963 by Richard Loving who painted the building in "barn red" with white trim. Since the mid-sixties, however, 510 Emmett Street has been owned and occupied by Arthur E. Cooper, Vice-President of the Jeff Cooper Co. 911= =

Source: City Directories

SECONDARY ROOF STRUCTURE(S) CONTINUED:

dormer on verandah roof

942= =





2+00 NRMN 966

Boyle-Bailey House
510 Emmett St.
East Elevation

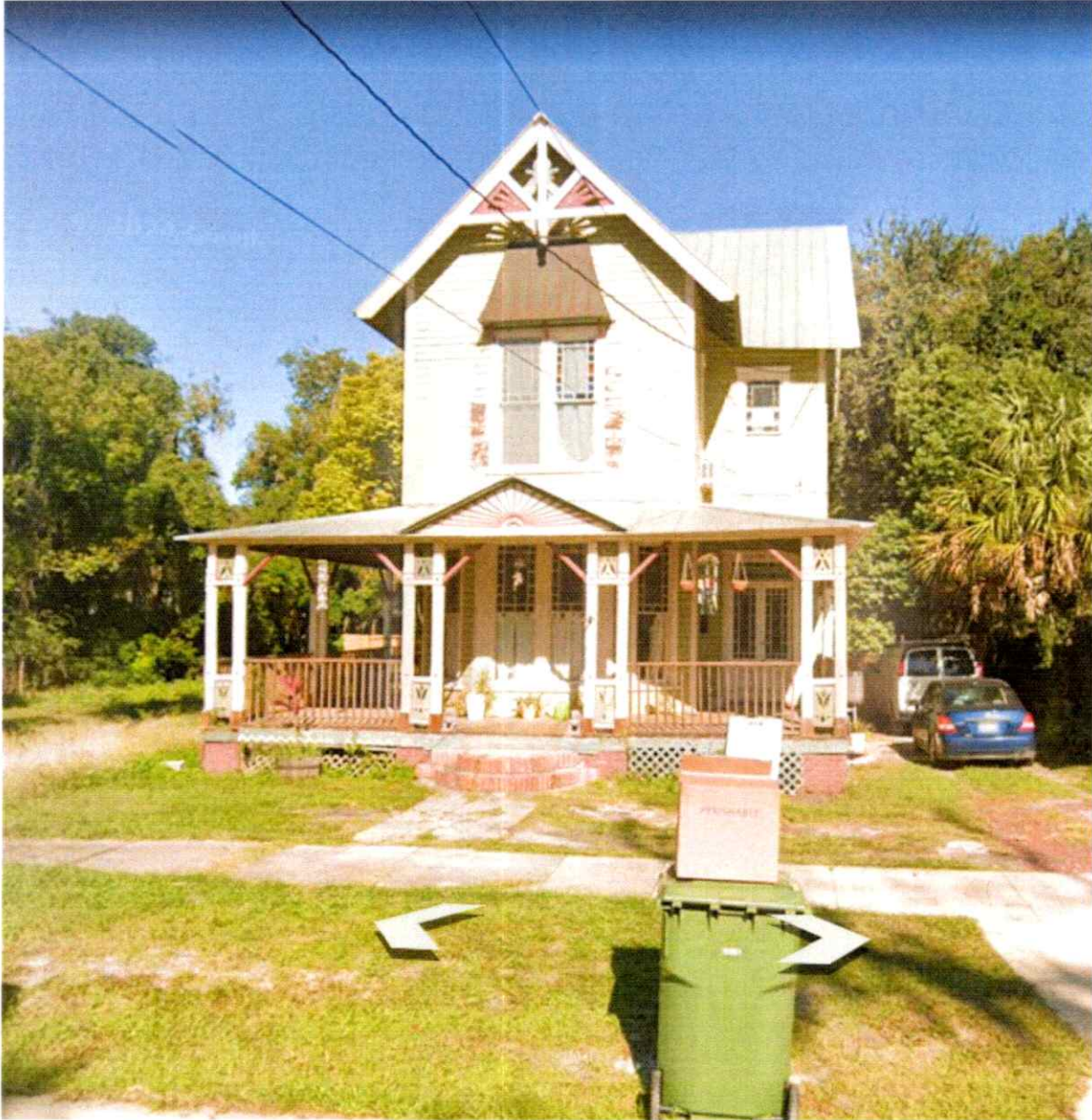
M. Arias / M. Mondell

March, 1994

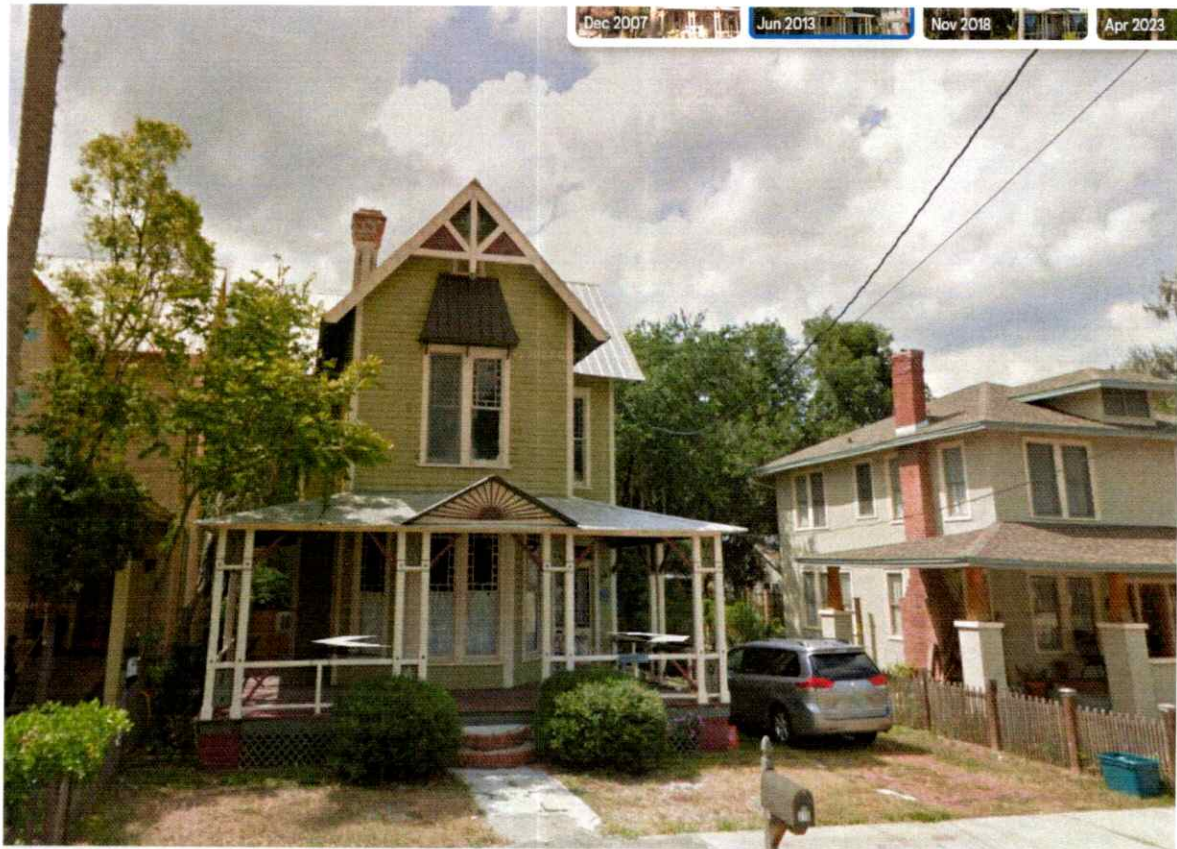
G04; DAHRM

Photo No. 1 of 1

Site 8PU183



Google Earth 2024



Google Earth 2013







