

Elizabeth van Rensburg
Chair

Breanna Pierce
Vice Chair

Megan Beville
Board Member

Patti Vogt
Board Member

Timothy Jefferson
Board Member

Christopher Hollister
Board Member

Mary Jane Rosa
Alternate

MARCIA G. CARTY, CPA, CGFO
CITY MANAGER

JANE WEST, ESQ.
CITY ATTORNEY

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

ALEX ROMERO
PLANNING CLERK



AGENDA
HISTORIC PRESERVATION BOARD MEETING
December 4, 2025 at 6:00 PM

1. CALL TO ORDER

- a. Invocation
- b. Pledge of Allegiance
- c. Roll Call
- d. Meeting Purpose Disclosure
- e. 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.

2. APPROVAL OF MINUTES

- a. Approve the November 6, 2025 Minutes.

3. PUBLIC COMMENTS

4. NEW BUSINESS

- a. **HPB 25-35 – Request for After-the-Fact Certificate of Appropriateness for Various Construction at 502 N. 3rd St.**
Parcel ID: 42-10-27-6850-0190-0040
Owners: Erik & Michelle Cernik
Requested Action: Consideration of an after-the-fact Certificate of Appropriateness for various construction completed on the property.
- b. **HPB 25-36 – Request for Certificate of Appropriateness for Exterior Painting and Installation of Metal Fence at 211 Kirkland St.**
Parcel ID: 42-10-27-6850-0440-0082
Owners: Keith & Tina Marie Andrews
Requested Action: Consideration of a Certificate of Appropriateness to paint the exterior of the property and install a metal fence.
- c. **Approve City of Palatka's Historic Color Palette**

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
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ALEX ROMERO
PLANNING CLERK



**HISTORIC PRESERVATION BOARD
MINUTES
CITY OF PALATKA
November 6, 2025**

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

a. **Invocation**

Invocation was led by Ms. Pierce.

b. **Pledge of Allegiance**

Pledge of Allegiance was led by Ms. Pierce.

c. **Roll Call**

Present:

Brianna Pierce, Megan Beville, Patty Vogt,
Chris Hollister

Absent:

Elizabeth Van Rensburg, Tim Jefferson, Mary Jane
Rosa

Also present Lorenzo Aghemo, Planning Director; Jane West, City Attorney; Alex Romero, Planning Clerk; Renee' Brown, Planner I; Ryan Mickles, Planner I; Allegra Kitchens, Former Commissioner. Diane Taylor, Bob Taylor, Carol Milton.

d.

Meeting Purpose Disclosure

Disclosures were read by Vice Chair Pierce.

2. **APPROVAL OF MINUTES**

a. **October 2, 2025**

Motion to approve the minutes by Ms. Vogt. Seconded by Mr. Hollister. Motion passed unanimously.

3. PUBLIC COMMENTS

The floor was opened for public comment. Hearing none, the floor was closed.

4. NEW BUSINESS

- a. **HPB 25-29 - Request for Historic Designation – St. Mary’s Episcopal Church (Local Historic Structure)**

HPB 25-29 – St. Mary’s Episcopal Church, 809 St. John’s Avenue

Request for historic designation as a local historic structure and recommendation for the National Register of Historic Places.

The Board considered HPB 25-29, a request for historic designation of St. Mary’s Episcopal Church, located at 809 St. John’s Avenue, as a local historic structure, and for recommendation to the National Register of Historic Places. Renee Brown Planner I presented the staff report, summarizing the criteria for historic designation and explaining the National Register process.

Diane Taylor, representing the church, provided detailed historical context regarding St. Mary’s Episcopal Church, including its architectural significance and notable figures associated with its construction and history. Ms. Taylor highlighted contributions from the Purcell family, including Mr. Purcell, and the church’s role in the Palatka community.

Carol Milton, a descendant of Mr. Purcell, spoke about her genealogical research and personal connection to the church and its history. She described her findings regarding her ancestors’ contributions to the community and emphasized the importance of preserving the church for its historical and cultural significance.

Allegra Kitchens, a member of the Historical Society, also spoke in support of the nomination, highlighting the church’s significance to the city’s history and the importance of its preservation.

Board discussion acknowledged the church’s historical and architectural significance. The Board confirmed that its recommendation would be forwarded to the City Commission for formal approval.

Motion to recommend approval of St. Mary’s Episcopal Church for nomination to the National Register of Historic Places by Ms. Vogt. Seconded by Mr. Hollister. Motion passed unanimously.

- b. **Discuss Historic Preservation Color Palette's for the City of Palatka – Based on Comparable Municipal Palettes**

Preservation Color Palette – Continued Discussion

Mr. Aghemo discussed the Preservation Color Palette item, which had been continued from a previous workshop. Given the absence of several Board members, discussion was deferred to the next meeting to allow for full participation.

Motion to continue the Preservation Color Palette discussion to the next meeting by Ms. Vogt. Seconded by Ms. Beville. Motion passed unanimously.

5. OTHER BUSINESS

6. BOARD MEMBER COMMENTS Board members discussed the need to recruit qualified members to meet the Board’s composition requirements, specifically an architect and an attorney. Members

emphasized the importance of protecting historic properties and completing nominations for other historic structures in the community.

7. STAFF COMMENTS Mr. Aghemo informed the board that Alex Romero would assume responsibility for meeting minutes and operation of equipment during future meetings. Staff also discussed follow-up items and procedural updates to be addressed at the next meeting.
8. **ADJOURN Motion to adjourn by Ms. Beville. Meeting adjourned at 4:55 PM.**

Staff Report

HPB Date: December 4, 2025



Case#: HPB 25-35
Address: 502 N. 3rd St., Palatka, FL 32177
Parcel ID: 42-10-27-6850-0190-0040
Applicant: Erik and Michelle Cernik

A. Application Summary

I. General

Project Name: 502 N. 3rd St.

Request: To obtain an after the fact Certificate of Appropriateness for; replace rotten wood with siding, fence, exterior painting, roof silver coat, window/door replacement, stairs, deck with railing

Acres: 0.34

Location: 809 St. Johns Ave.

Project Manager: Renee' Brown

Owner: Erik and Michelle Cernik

Agent: N/A

II. Background

The subject 0.34 acres parcel contains a single-family structure, zoned Residential, Single-Family (R-1) and is located in the North Historic District. The property was subject of a Code Compliance violation for not acquiring a Certificate of Appropriateness for repairs being conducted, on August 28, 2025. Mr. and Mrs. Cernik completed the COA application and after the fact payment on October 31, 2025.

According to the Florida Master Site File, "the residences built between 1892 and 1897." "This house appears to have been an excellent example of Florida Vernacular until it was renovated. The enclosure of the second-floor porch and stuccoing of the porch

columns and handrails removed all detail and significantly altered the appearance of the house. Occupies corner lot in well-defined historic neighborhood.”



Figure 1: 502 N. 3rd St. location map

III. Analysis

The Historic Preservation Board is to determine if the repairs already made along with other proposed construction is consistent with the location of the structure in the North Historic District.

1. Southern Pine Siding replacement.
2. Fence sections repaired with pine slats.
3. Exterior paint of the body and trim of structure.
4. Roof silver coat.
5. Window/door replacement and stairs added.
6. Deck (4' X 7') with (38") railing and concrete pad.

IV. 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



Figure 1 fence repaired.



Figure 2 fence repaired.



Figure 3 fence repaired.



Figure 4 proposed fence material, Pine with clear coat.



Figure 5 window replaced Pella Impervia Series 75" X 80" X 5 5/8" Jamb Brown fiberglass \$3454.95 and,proposed stair area.



Figure 6 siding replaced.

“The style on our house is novelty/Dutch lap. The species of wood that is existing siding is Southern yellow pine, the species of wood that will be used in replacement to the rotting pieces will also be southern yellow pine purchased from Whites lumber in St. Augustine. The pine siding provided by Whites meets all the requirements and historical criteria for all the historical projects that we are involved with in St. Augustine.”

Thank you very much,

Erik Cernik

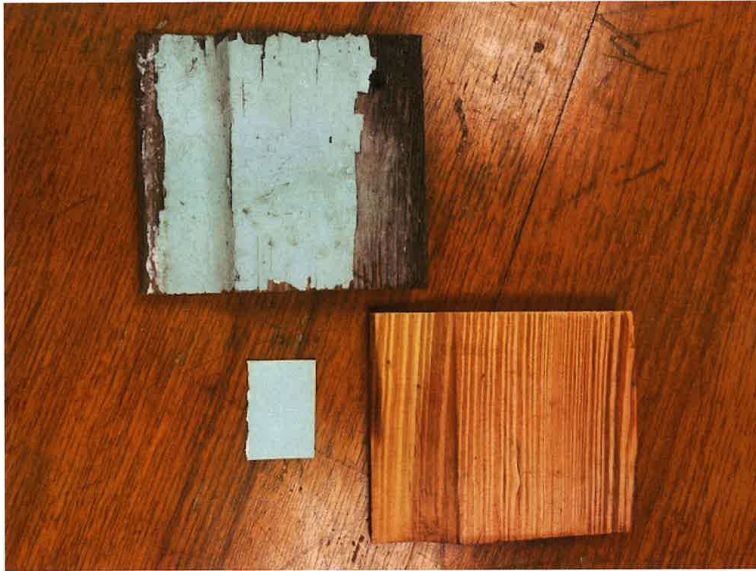


Figure 7 current painted and propped siding, yellow pine.



Figure 8 exterior paint:

Top left – Navajo White, window trim.

Top right - Calico Victorian, body of the house.

Bottom left – Caviar (black), accent trim.

Bottom right – Sun Dried Tomato (burgandy), accent trim.



Figure 8 roof proposed silver coat.

Page 1
original
☒ update

HISTORIC STRUCTURE FORM
FLORIDA MASTER SITE FILE

Version 1.1: 3/89

site 8PU297

Recorder # _____

Site Name 502 North Third Street
Historic Contexts Palatka North 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 502 N. 3rd Street
Vicinity of / Route to _____

Subdivision Palatka Block No. 19 Lot No. pt. of blk.
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 438940 Northing 3280100
Coordinates: Latitude 29 D 39 M 07 S Longitude 81 D 37 M 82 S

HISTORY

Architect: F N/A M _____ L _____
Builder: F Unknown M _____ L _____
Const. Date: 1892-97 Circa _____ Restoration Date(s) _____
Modification Date(s): _____
Move: Date N/A Original Location _____
Original Use(s) Private Residence
Present Use(s) Private Residence

DESCRIPTION

Style Florida Vernacular
Plan: Exterior Rectangular
Interior _____
No. of: Stories 2 Outbuildings 0 Porches 2 Dormers 0
Structural System(s) Wood Frame
Exterior Fabric(s) Wood Weatherboard & Stucco covered porch columns & rails
Foundation: Type Piers Materials Brick
Infill _____
Porches Stacked 1 story porches full width of front of house, grd. fl. open, 2nd fl. glazed
Roof: Type Gable Surfacing Metal Shingles
Secondary Structures _____
Chimney: No. 1 Mtls Brick Locns Near center of house
Windows Wood double hung 2/2 & metal casement in upstairs inclosed porch
Exterior Ornament wood panels and moldings on bays at side of house
Condition Good Surroundings Residential Neighborhood
Narrative (general, interior, landscape, context; 3 lines only)
This house appears to have been an excellent example of Florida Vernacular until it was renovated. The enclosure of the second floor porch and stuccoing of the porch columns and handrails removed all detail and significantly altered the appearance of the house.

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 This house could be significant if its front porch were restored. The change in scale and appearance of the front porch has significantly detracted from the quality of the house. The landscaping and the main body of the house are very attractive.

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)

Large Frame Vernacular well sited and massed to fit in this historic district. The renovation of the porch detracts but could be restored to its original condition with effort.

* * * 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 X13

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.

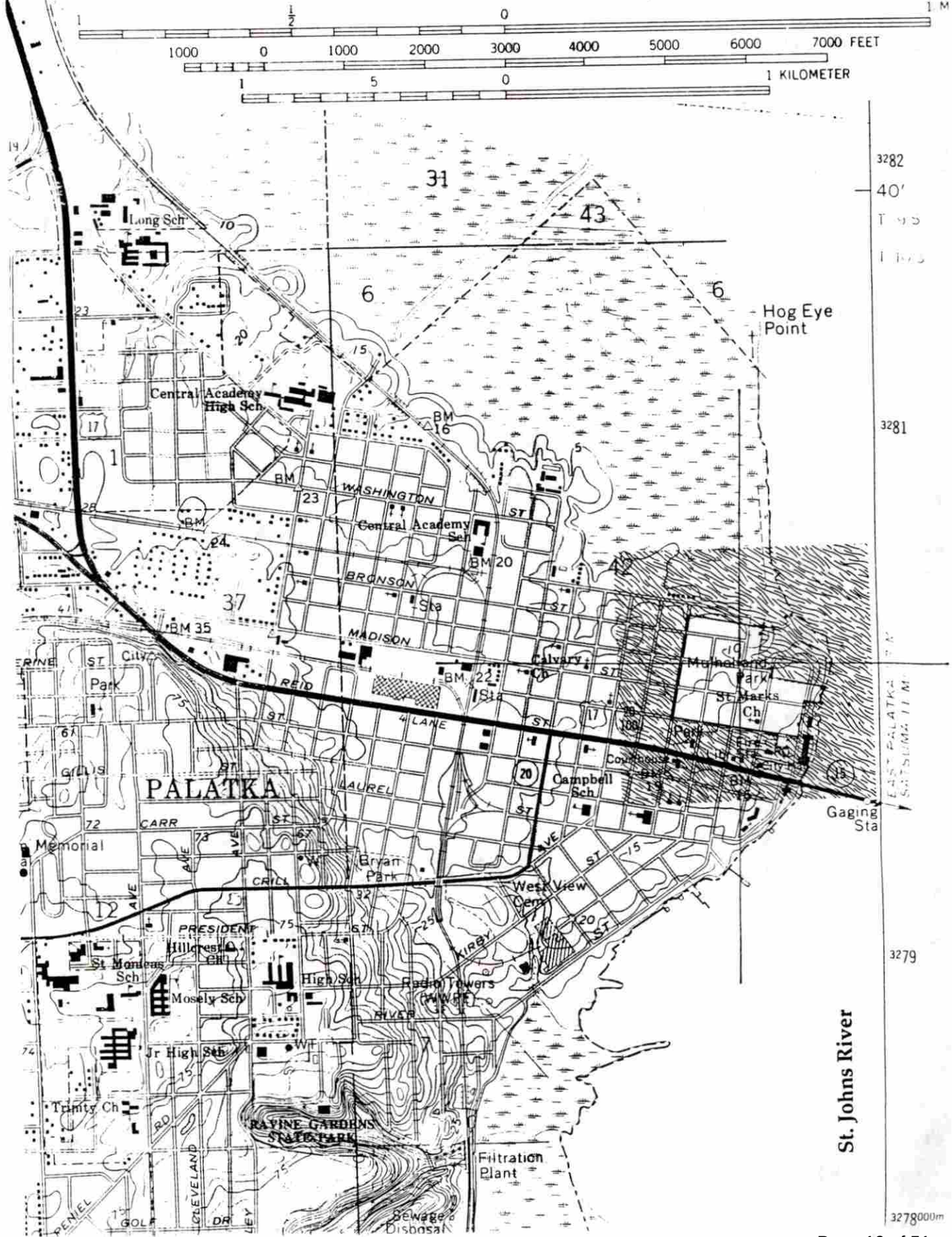
1930 Sanborn Map

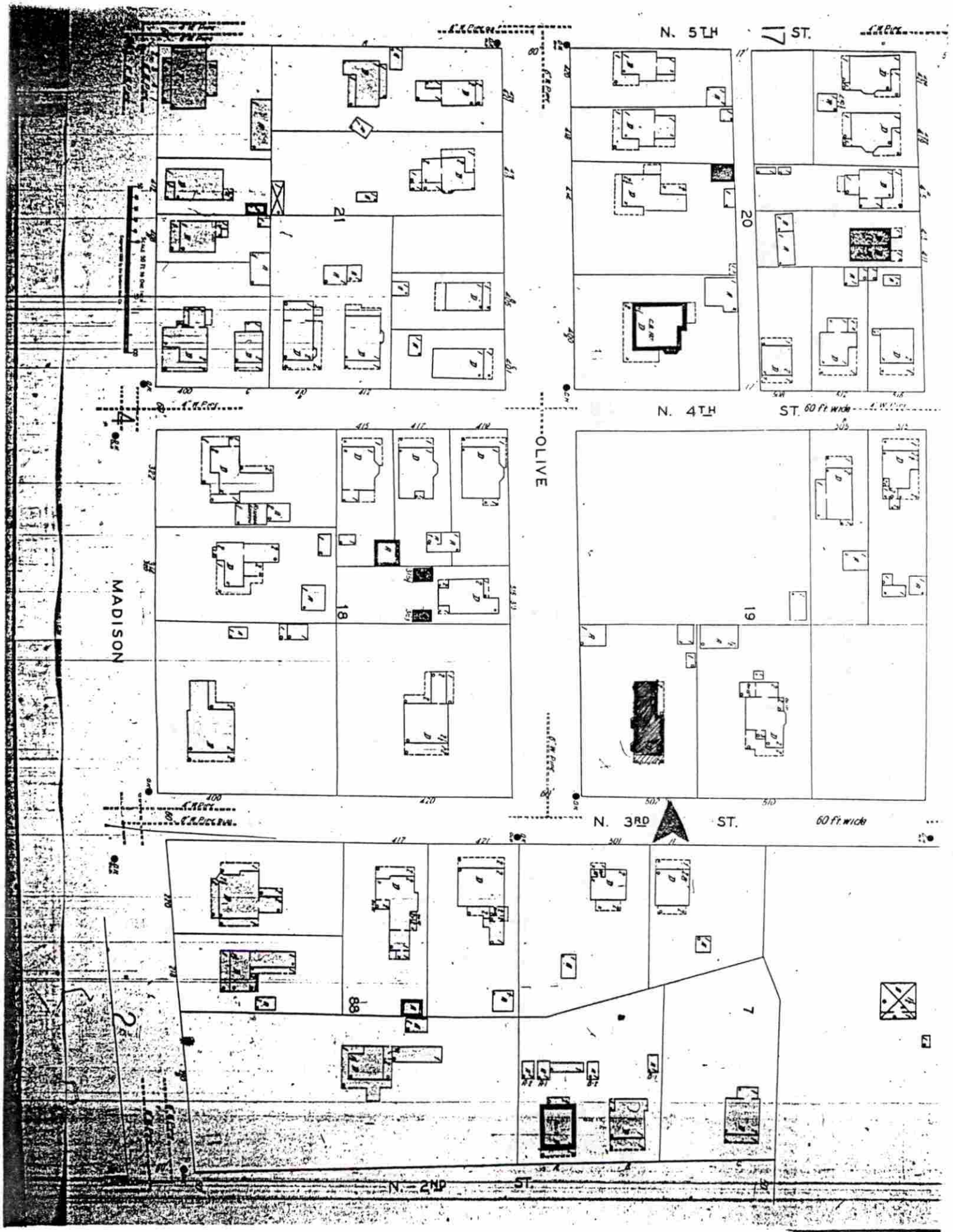
REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED

The City of Palatka North Historic District

502 N. 3rd St.
Site 8PU297

U. S. Geological Survey Map enlarged 25%





**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 = =

Site No. 80297 1009 = =

Site Name 502 N. Third St., Palatka, FL 830 = = Survey Date 8011 820 = =

Address of Site: 502 N. Third St., Palatka, FL 32077 905 = =

Instruction for locating _____ 813 = =

Location: Palatka 19 pt. of blk. 868 = =
subdivision name block no. lot no.

County: Putnam 808 = =

Owner of Site: Name: Barker, Clifford E. and Meredith et al ;

Address: 502 N. Third St., Palatka, FL 32077 902 = =

Type of Ownership private 848 = = Recording Date _____ 832 = =

Recorder: _____

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 = =

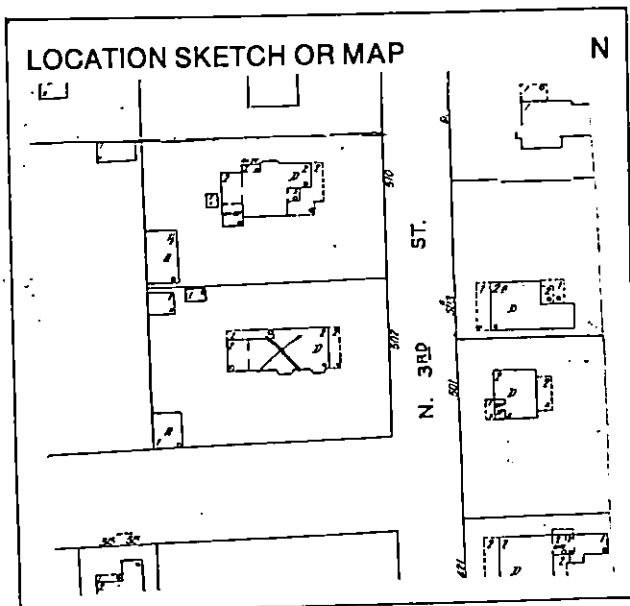
Areas of Significance: Architecture 910 = =

Significance: Large Frame Vernacular residence built between 1892 and 1897. Alterations include an enclosed second story front porch and the application of stucco. Occupies corner lot in well-defined historic neighborhood.

Source: Sanborn

911 = =

ARCHITECT _____ 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD Frame Vernacular 964 ==
 PLAN TYPE rectangular; hall and parlor 966 ==
 EXTERIOR FABRIC(S) wood:shiplap siding with (see cont. sheet) 854 ==
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 ==
 PORCHES E/porch below infilled upper story with stuccoed columns
forming 3-bays, access through center bay 942 ==
 FOUNDATION: piers: brick, wood lattice 942 ==
 ROOF TYPE: gable 942 ==
 SECONDARY ROOF STRUCTURE(S): 942 ==
 CHIMNEY LOCATION: N: lateral slope, ext. # S:lateral slope, interior 942 ==
 WINDOW TYPE: DHS, 2/2, wood#casement, 6-lights,(see cont. sheet) 942 ==
 CHIMNEY: brick with corbelled caps 882 ==
 ROOF SURFACING: composition shingles 882 ==
 ORNAMENT EXTERIOR: wood # stucco 882 ==
 NO. OF CHIMNEYS 2 952 == NO. OF STORIES 2 950 ==
 NO. OF DORMERS 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 438940 3280100 890 ==
 Zone Easting Northing

Photographic Records Numbers _____

860 ==

Contact Print

CONTINUATION SHEET

EXTERIOR FABRIC(S) CONTINUED:

cornerboards # stucco

854= =





502 N. 3rd St.
East Elevation
R. Pohlman / J. Doyle
March 1994
X13; DAHRM
Photo No. 1 of 1
Site 8PU297

050.107 11 22+00 NNNNN 950



RECEIVED

OCT 31 2025

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

APPLICATION #: HPB 2535
DATE RECEIVED: 11-7-25
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~~ **\$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: 502 N 3rd St. Palatka FL 32177
- Parcel Number: _____
- Historic District: ☒ North or ☐ South

Property Owner/Applicant Information

Property Owner(s)

Name(s): Erik & Michelle Cernik

Mailing Address: 502 N 3rd St. Palatka FL 32177

Phone Number(s): 315-651-0037 Email: mdcernik@gmail.com

Applicant Name(s): Michelle & Erik Cernik

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 Broken fence boards app. 120.
Replace 20 Rotten house Siding & repaint w/
Current house colors &
Steps to back side door.

This application submitted by:

Owner 1 (Print Name): Erik Cernik
Signature of Owner 1: [Signature] Date: 10.29.25

Owner 2 (Print Name): Michelle Cernik
Signature of Owner 2: [Signature] Date: 10.29.25

Print Agent Name: _____
Signature of Agent: _____ Date: _____

To Be Notarized

Name (Print Name): Michelle Cernik
Signature: [Signature] Date: 10-31-2025

STATE OF FL County of Putnam

Before me this day personally appeared Michelle Cernik 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 31 day of October A.D. 2025

(Notary Seal)



[Signature]
Notary Public



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

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

My commission expires: 8-18-2029 State of FL at Large.
Type of Identification Produced: Drivers Licence

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: 10/31/2025

OPER ID: AROMERO

RECEIPT NO: F001030

RECEIVED FROM: 502 N 3RD ST.

AMOUNT RECEIVED: 506.00 TYPE: PP PP / 9285
AUTH CODE: 185130739

CHANGE DUE: 0.00

TOTAL RECEIVED: 506.00

DISTRIBUTION:

AMOUNT ACCOUNT NUMBER

DESCRIPTION / FOR

500.00

502 N 3RD ST.
COA APP FEE
AFTER THE FACT

6.00

ZONING CONVENIENCE FEE



This Instrument Prepared by:

Nancy Reiland

GULLETT TITLE, INC.

401 Saint Johns Avenue

Palatka, Florida 32177-4724

Inst: 201554812552 Date: 02/19/2015 Time: 2:57PM Doc Stamp-
Deed: 363.30 By: MB, DC, Tim Smith, Putnam, County Page 1
of 2 B: 1401 P: 616

Property Appraisers Parcel Identification (Folio) Numbers:

42.10.27.6850.0190.0040

Florida Documentary Stamps in the amount of **\$363.30** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS LIMITED WARRANTY DEED, made and executed the **18th** day of **February, 2015** by **REO FUNDING SOLUTIONS V, LLC**, a Georgia limited liability company, having its principal place of business at **3424 Peachtree Rd NE - Suite 1775, Atlanta, GA 30326**, hereinafter called the Grantor, to **ROSE M. DECKER and LARRY A. DECKER, wife and husband and ERIK D. CERNIK and MICHELLE D. CERNIK**, husband and wife, all taking title as joint tenants with rights of survivorship whose post office address is: **502 N 3rd Street, Palatka, FL 32177**, hereinafter called the Grantees:

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

W I T N E S S E T H: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirms to Grantees, their heirs, and assigns forever, the following described land, situate, lying and being in Putnam County, State of Florida, to wit:

PARCEL 1

BEING A PART OF Block 19, City of Palatka.

BEGINNING at the Southeasterly Corner thereof, the same being the Northwesterly Intersection of Olive and First (now Third) Street; thence Northerly along the Westerly Line of First (now Third) Street 100 feet; thence Westerly parallel with Olive Street 150 feet, thence Southerly parallel with First (now Third) Street 100 feet, thence Easterly along the Northerly Line of Olive Street 150 feet to the PLACE OF BEGINNING, according to copy of DICK'S MAP of said City of Palatka, filed for record in the Office of the Clerk of the Circuit Court of Putnam County, Florida.

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

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

AND Grantor covenants with Grantees that it is lawfully seized of the property in fee simple, that is has good right and lawful authority to sell and convey the property; that the premises are free from all encumbrances made by Grantor, and Grantor does bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the Grantees above named and Grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the Grantor, but not otherwise; and that the land is free of all encumbrances except taxes for the year 2015 and those instruments, liens and encumbrances appearing of record as well as all zoning and governmental ordinances and regulations applying to the real property.

IN WITNESS WHEREOF, Grantor has set his/her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Amy Bunn
Witness #1 Signature

Ashley Rebarckek
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Mark WHITE
Witness #2 Printed Name

**REO FUNDING SOLUTIONS V, LLC, a
Georgia limited liability company**

**BY: CASTLELAKE III GP, L.P., a Delaware
limited liability partnership**

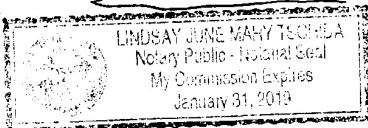
ITS: Managing Member

By: *[Signature]*
NAME: Judd Gilats
TITLE: Vice President

**STATE OF MINNESOTA
COUNTY OF HENNEPIN**

The foregoing instrument was acknowledged before me this 17th day of February, 2015, by
JUDD GILATS as VICE-PRESIDENT of CASTLELAKE
III GP, L.P. as Managing Member of REO FUNDING SOLUTIONS V, LLC, a Georgia limited liability
company. He/she is personally known to me or has produced _____ as
identification.

SEAL



My Commission Expires:

1/31/19

[Signature]
Notary Signature
Lindsay Tschida
Printed Notary Signature

* Steps to door -

- 4' x 7' deck w/ 38" rails -
 - all pressure treated lumber
pa
 - 3' x 4' Concrete pad to be at the bottom -
 - Step to be off the ground 3"
-

* door installed

Pella Impervia Series 72" x 80" x 5 5/8"
jamb brown fiberglass

\$ 3454.⁹⁵
LOWES

* Roof -
Silver coat

Staff Report

HPB Date: December 4,2025



Case#: HPB 25-36
Address: 211 Kirkland St., Palatka, FL 32177
Parcel ID: 42-10-27-6850-0440-0082
Applicant: Keith and Tina Marie Andrews

A. Application Summary

I. General

Project Name: 211 Kirkland St.
Request: Paint exterior body with trim and add black metal fence.
Acres: 0.15
Location: 211 Kirkland St.
Project Manager: Renee' Brown
Owner: Keith & Tina Marie Andrews
Agent: N/A

II. Background

The subject 0.15 acres parcel contains a single-family structure, zoned Residential, Single-Family(R-1) and is located in the South Historic District. The description given in the Florida Master Site File for this home is "Modern". "This is an attractive, but modest, house which was constructed after the war. While the house is relatively new it was designed with a sensitivity to the historic district and as a result complements it well."



Figure 1: 211 Kirkland St. Location map.

III. Analysis

The Historic Preservation Board is to determine if the painting of the exterior and proposed black metal fence is consistent with the location of the structure in the South Historic District.

1. Paint samples in photos attached. Body is Natural Choice and trim is Garden Spot.
2. Black steel fence. Height 4 feet, each panel is 4' X 8'.

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.

211 Kirkland St
Palatka, Florida



Figure 2: Structure with current black metal and proposed fence area.

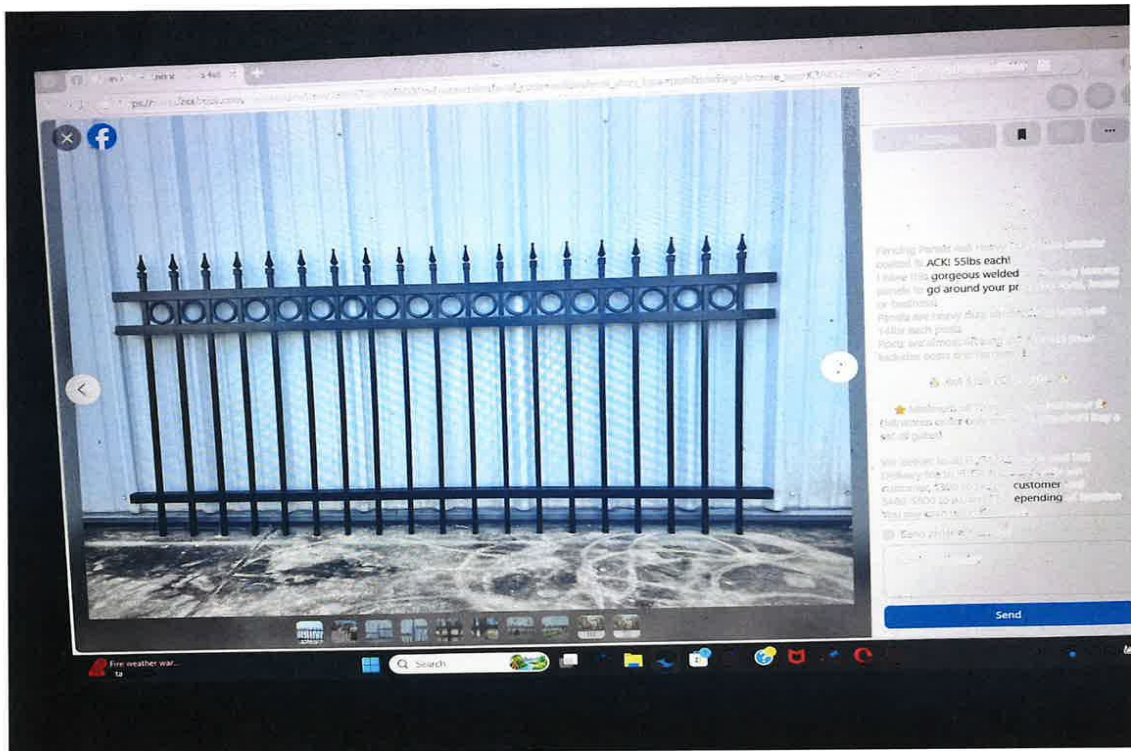


Figure 3: proposed fence material.

Figure 3: Notice sign facing West.



Figure 4: current paint and trim.



Figure 5: Second row last color, Natural Choice for body. Fourth row, third color, Garden Spot for trim.

Page 1
☒ original
☐ update

HISTORIC STRUCTURE FORM FLORIDA MASTER SITE FILE

Version 1.1: 3/89

Site 9001147
Recorder # _____

Site Name 211 Kirkland Street
Historic Contexts Palatka South Historic District
Nat. Register Category Building
Other Names or MSF Nos. _____
County Putnam Ownership Type Private
Project Name Palatka Redevelopment Plan DHR No. 4025

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

Address 211 Kirkland St.
Vicinity of / Route to _____
Subdivision Palatka Block No. 44 Lot No. pt of 8
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 _____ Northing _____
Coordinates: Latitude 29 D 38 M 63 S Longitude 81 D 38 M 10 S

HISTORY

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

DESCRIPTION

Style Modern
Plan: Exterior Irregular
Interior _____
No. of: Stories 1 Outbuildings 0 Porches 1 Dormers 0
Structural System(s) _____
Exterior Fabric(s) Stucco
Foundation: Type Continuous Materials _____
Infill Stucco
Porches Small porch at entrance
Roof: Type Gable Surfacing Composition Shingles
Secondary Structures _____
Chimney: No. _____ Mtls _____ Locns _____
Windows Aluminum sliding and awning
Exterior Ornament Brick sills & belt course, wood fascias
Condition Good Surroundings Residential
Narrative (general, interior, landscape, context; 3 lines only)
This is an attractive, but modest, house which was constructed after the war. While the house is relatively new it was designed with a sensitivity to the historic district and as a result complements it well.

ARCHAEOLOGICAL REMAINS AT THE SITE

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

RECORDER'S EVALUATION OF SITE

Areas of Significance Attractive 1 story house with porch at entrance which is carved into the main volume of the house. House is well proportioned and has an added detail of a brick strip which is an extension of the brick sills on the windows which helps make this house fit in.

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)

This house is considered non-contributing only because of its age. It was designed and sited to be consistent with the historic district and complements it well.

* * * 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 G07

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.

1994 Redevelopment Plan

REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED

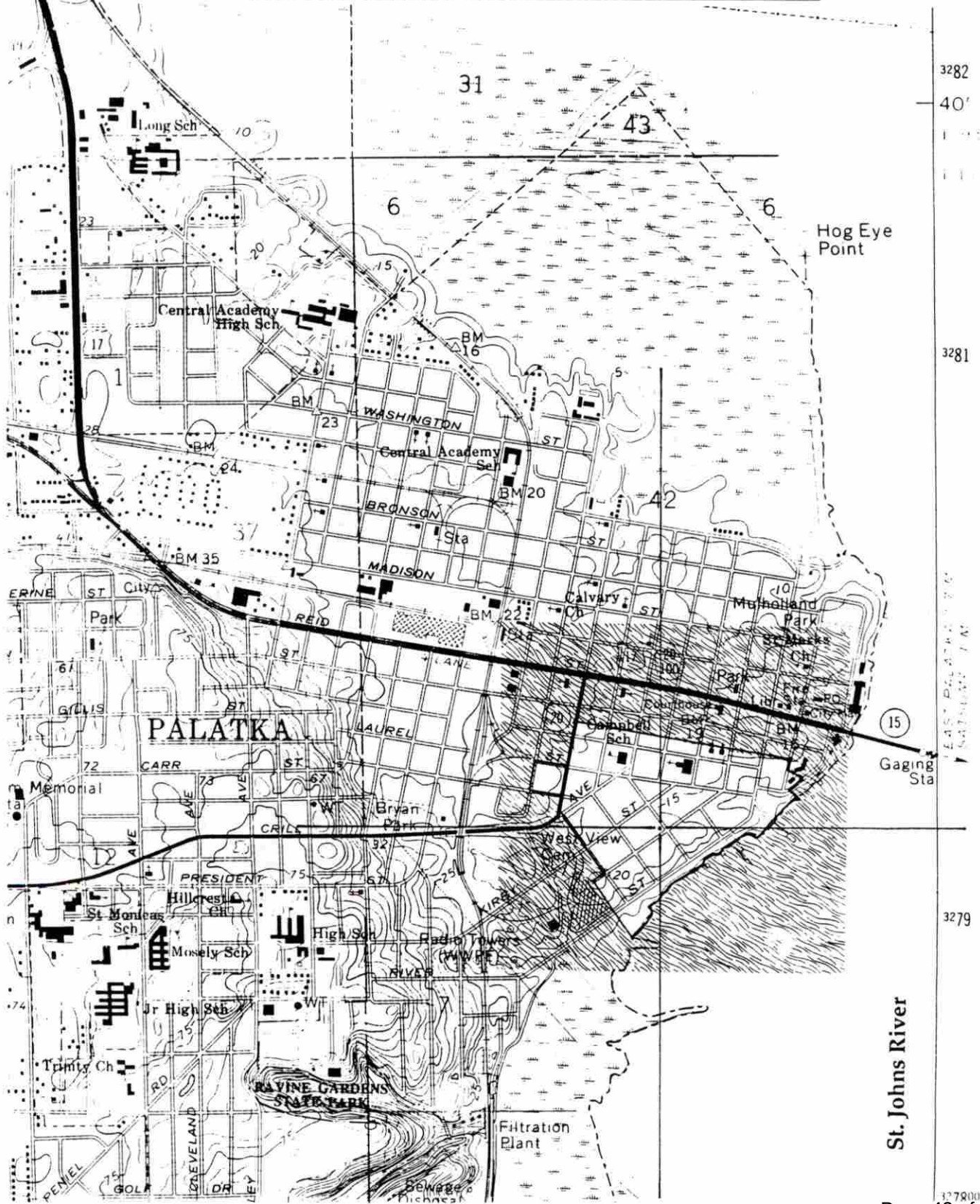
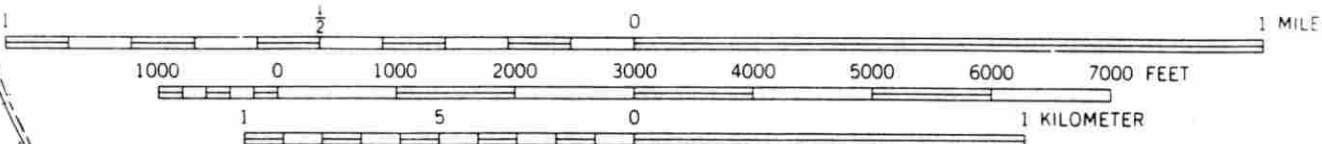
PO 01147

The City of Palatka South Historic District

South Historic District
Site 8PU
211 Kirkland St.



3283



St. Johns River





211 Kirkland St.

North Elevation

M. Arias / M. Mondell

March, 1994

G07; DAHRM

Photo No. 1 of 1

Site 8PU01147

<No. 7A> 17 22+00 NRRN 966



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

RECEIVED Arc
NOV 01 2025 NOV 10

APPLICATION #: _____
DATE RECEIVED: _____
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 | ☒ 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: 211 Kirkland Street
- Parcel Number: 42-10-27-6850-0440-0082
- Historic District: ☐ North or ☒ South

Property Owner/Applicant Information

Property Owner(s)

Name(s): Keith & Tina Andrews
Mailing Address: 510 Mulholland Park
Phone Number(s): 904349-8408 Email: kandrews@bellouth.net
Applicant Name(s): Keith Andrews

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: Repaint the house
and put up a 4' ft black metal
fence just inside the sidewalk

This application submitted by:

Owner 1 (Print Name): Keith Andrews

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): Keith Andrews

Signature: _____ Date: 11/7/2025

STATE OF FL County of Putnam

Before me this day personally appeared Keith Andrews 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 7th day of Nov. A.D. 2025

(Notary Seal)



[Signature]
Notary Public

My commission expires: 8/4/2026 State of FL at Large.
Type of Identification Produced: FL DL



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: 11/10/2025 OPER ID: AROMERO RECEIPT NO: F001043

RECEIVED FROM: 211 KIRKLAND ST.

AMOUNT RECEIVED: 350.00 TYPE: CK CHECK: 6421

CHANGE DUE: 0.00

TOTAL RECEIVED: 350.00

DISTRIBUTION:

AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
350.00		211 KIRKLAND ST. COA APP FEE HPB REVIEW

Prepared By and Return To:

Johnni Nicole Causey
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

General Warranty Deed

Made effective the 31st day of January, 2025, by Lori J. McCarthy, an unmarried woman, whose address is 1603 County Road 179, Crossville, AL 35962 hereinafter called the Grantor, to Keith Andrews and Tina Marie Andrews, husband and wife, whose address is 510 Mulholland Park, Palatka, FL 32177, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Putnam County, Florida, more particularly described as follows:

A parcel of land lying in and being a part of the North 1/2 of Lot 8 Block 44 of Dick's map of the city of Palatka, said parcel being more particularly described as follows. Commence at a concrete monument\line at the intersection of Emmett street and Kirkland street for the point of beginning and run West, along the Southerly boundary of the right of way of Kirkland street, 100.00 feet to an iron rod; thence Southerly, parallel with the Westerly boundary of the right of way of Emmett street, 50.00 feet to an iron rod on the southerly boundary of the North 1/2 of Lot 8; thence Easterly, along the southerly boundary of the North 1/2 of said Lot 8, a distance of 100.00 feet to a concrete monument on the Westerly boundary of the right of way of Emmett street; thence Northerly, along said Westerly boundary, 50.00 feet to the point of beginning.

Parcel ID Number: 42-10-27-6850-0440-0082

Subject to taxes accruing subsequent to December 31, 2024.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

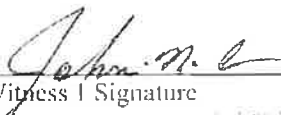
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

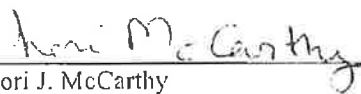
To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

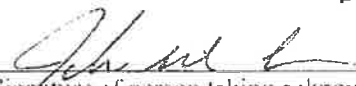

Witness 1 Signature
John M. L...
Witness 1 Printed Name
Witness 1 Address: 7220 Financial Way
Jacksonville, FL 32256


Lori J. McCarthy


Witness 2 Signature
Rush Coulter
Witness 2 Printed Name
Witness 2 Address: 7220 Financial Way
Jacksonville, FL 32256

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization, this 31 day of January, 2025 by Lori J. McCarthy, who is personally known to me or who has produced (DL) as identification.


(Signature of person taking acknowledgment)
(Name typed, printed or stamped)
(Title or rank)
(Serial number, if any)

