

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



**HISTORIC PRESERVATION BOARD
MINUTES
CITY OF PALATKA
December 4, 2025**

1. CALL TO ORDER Chair Elizabeth Van Rensburg called the meeting of the Historic Preservation Board to order on December 4, 2025.

- a. Invocation

The invocation was delivered by Chaplain Mulberry.

- b. Pledge of Allegiance

The Pledge of Allegiance was led by Ms. Patty Vogt.

- c. Roll Call

Present:

Elizabeth van Rensburg

Breanna Pierce

Christopher Hollister

Patti Vogt

Timothy Jefferson

Megan Beville

Absent:

Alternate 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; Erik & Michelle Cernik, applicant; Keith & Tina Marie Andrews, applicant, and City Chaplain Alonzo Mulberry (via telecommunications technology)

- d. Meeting Purpose Disclosure

No ex parte communications were disclosed.

- e.

Meeting Purpose Disclosure was read by Chair van Rensburg

2. APPROVAL OF MINUTES

- a. Approve the November 6, 2025 Minutes.

Motion to Approve Minutes by Ms. Vogt. Seconded by Vice Chair Pierce. The Motion Passed unanimously.

3. PUBLIC COMMENTS The floor was opened to public comment. Upon hearing nothing further, the floor was closed to public comment.

4. NEW BUSINESS HPB 25-35 502 North 3rd St. Palatka, FL 32177 42-10-27-6850-0190-0040 Owners; Erik & Michelle Cernik Various construction, after-the-fact.

- 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.

Renee' Brown, Planner I, presented the request for an after-the-fact Certificate of Appropriateness for exterior improvements including siding replacement, a sliding glass door, roof maintenance, fence repairs, and the addition of a rear deck. The subject property consists of a 0.34-acre parcel containing a single-family residence zoned Residential, Single-Family (R-1) and located within the North Historic District. Staff stated that the property was the subject of a Code Compliance violation on August 28, 2025, for work completed without an approved Certificate of Appropriateness. Staff further stated that the owners submitted a completed after-the-fact Certificate of Appropriateness application and payment on October 31, 2025. According to the Florida Master Site File, the residence was constructed between 1892 and 1897 and has undergone prior alterations that significantly altered its historic character. The property is located on a corner lot within a well-defined historic neighborhood.

Following discussion, the Board determined that roof coating and fence repairs constituted routine maintenance and were not subject to Board review. The Board proceeded to consider siding replacement, the door installation, and the proposed deck.

Mr. Aghemo confirmed that the roof can be reviewed by staff and a decision from the board for the roof would not be necessary.

Siding Replacement:

Ms. Pierce pointed out that the siding replacement is like for like.

Floor was opened for public comment none was heard.

Motion was made by Vice Chair Pierce and seconded by Mr. Hollister to approve the replacement of damaged siding with like-for-like southern pine siding. Motion carried unanimously.

Sliding Glass Door Installation:

The applicant is looking to remove the glass window and install a sliding glass door. The Board discussed the replacement of a historic window with a sliding glass door. Concerns were raised regarding compatibility with the historical character of the structure and the precedent set by after-the-fact approvals.

Pierce mentioned that sliding glass doors are not historically correct and would like to see French doors

in place.

A motion to deny by Ms. Vogt was made and second by Vice Chair Pierce to deny the sliding glass door installation. Motion carried, with one dissenting vote.

Following denial, the applicant agreed to replace the sliding glass door with a more period-appropriate alternative.

Motion made by Vice Chair Pierce and seconded by Jefferson to approve the installation of French doors in place of the sliding glass door, subject to staff review. Motion carried.

Rear Deck and Concrete Pad:

The applicant described a proposed small rear deck constructed of pressure-treated wood with a wood railing and a concrete pad.

Motion made by Ms. Vogt and seconded by Vice Chair Pierce to approve the deck, railing, and concrete pad as presented. Motion carried unanimously.

- 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.**

Renee' Brown, Planner I, presented the request for a Certificate of Appropriateness for the installation of a four-foot black metal fence along the front of the property. The home is described as modern construction that compliments the historic district.

The Board did not review paint colors as part of this request.

Public comment was opened and none was heard.
Public comment closed.

Motion made by Vice Chair Pierce and seconded Ms. Vogt to approve the installation of the black metal fence as presented. Motion carried unanimously.

- c. **Approve City of Palatka's Historic Color Palette**

Continuation of the City of Palatka color palette looking at the surrounding cities, specifically St Augustine

Historic Color Palette: The Board discussed development of a historic color palette for use as guidance within the City's historic districts. After reviewing options from other municipalities, consensus favored using the St. Augustine historic color palette as a foundation, adapted to Palatka's architectural history.

Motion made by Vice Chair Pierce and Ms.Vogt seconded to direct staff to proceed with the St. Augustine historic color palette as a basis for a future recommendation and to return with appropriate documentation and process steps. Motion carried unanimously.

Board discussion went on about guidelines for the Historic District and would like to see more guidelines. Mr. Aghemo pointed out that there is a state bill that would prevent the city from making guidelines more restrictive.

Allegra Kitchens made comment that we still have pre-civil war homes in the City of Palatka

5. OTHER BUSINESS

Other Discussion: Board members raised concerns regarding maintenance of historic district signage and future coordination with other City departments. The status of historic district lighting was briefly discussed, with no action taken.

Discussion on code enforcement violations was discussed. Harold Bartelli, Code Compliance Officer, spoke to the board about how the Code Enforcement process works.

6. BOARD MEMBER COMMENTS

The board expressed the need to speak with Ms. West during our January meeting on Code enforcement guidelines.

7. STAFF COMMENTS

None were made.

8. ADJOURN

Adjourned at 5:05 PM