

**CITY OF MONTICELLO
HISTORIC DESIGN REVIEW BOARD**

245 S. Mulberry Street
Monticello, FL 32344

April 20, 2017 at 6:00 p.m.
Regular Meeting

AGENDA

1. Call to Order - Charles Davis, Chair
3. Approval of Minutes of January 19, 2017 Meeting
4. **PUBLIC HEARINGS AND BOARD ACTION – APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS:**
(Continuation of October 20, 2016 Hearing)
*425 N. Cherry Street – Christ Episcopal Church Parish Hall –
Rail Replacement/Hand Rail Additions
5. Review of Design Guidelines Informational Brochure
6. Appointment of Chair/Vice-Chair (By-Laws Section 2.G)
7. Comments from March CLG Training
8. Update on E. Dogwood Street Improvement Project
9. Public Comment
10. Next Quarterly Meeting Date / Other Meeting or Workshop Dates
11. Adjournment

HISTORIC DESIGN REVIEW BOARD

MEETING MINUTES
JANUARY 19, 2017 - 6:00 P.M.

Members Present:

Charles Davis
Susan Rissman
Augusta Bird
Donna Skelton
Tom Isphording
Anthony Charles

Others Present:

Emily Anderson, City Clerk

Chairman Charles Davis called the meeting to order.

On motion of Susan Rissman, seconded by Donna Skelton, minutes of the October 20, 2016 and December 15 2016 workshop were approved.

PUBLIC HEARING AND BOARD ACTION – APPLICATION FOR CERTIFICATE OF APPROPRIATENESS:

(Continuation of October 20, 2016 Hearing)

***695 E. Washington Street – Brad Nascimento, Owner –
-Fence Addition**

Chairman Davis noted the petitioner was not present. The Board took no action on the Application.

REVIEW OF SECOND DRAFT OF PROPOSED DESIGN GUIDELINES INFORMATIONAL BROCHURE

The Board reviewed the draft guidelines and made changes:

*removed the prohibition of allowance of non-vertical fencing

*re-worded suggestion regarding preservation of exterior architectural detailing

Board Member Charles questioned how the Board would interpret the subjective parts of the Secretary of Interior standards, especially noting distinctions between determination of historically accurate standards vs. appropriate standards and establishing a definition of what distinguishes a new look from historical presentation. He opined that establishing guidance for these two standards is needed.

Board Member Rissman suggested that the Board should not develop standards which are too restrictive since they would not allow for modifications which often really need to take place on historic properties. Mr. Charles opined that new additions should allow for invention within a style.

After further discussion of the ninth standard, and the potential of conflict within the standard, the Board determined to further discuss interpretation of the ninth standard. Mr. Charles noted he would put some suggestions together for review by the Board.

OTHER

Board Member Augusta Bird noted the importance of preservation of historic homes and expansion of the Historic District, and the goal of encouraging eligible properties to join the District.

The Board also discussed hosting a community meeting once or twice a year for discussion of historic preservation standards with interested homeowners. The Board will further discuss planning for a community meeting at the April meeting.

Clerk Anderson reported on printing options for the brochure.

NEXT QUARTERLY MEETING

The Board will conduct their next regular quarterly meeting on April 13th.

OTHER

Clerk Anderson noted that the annual selection of a Chair and Vice-Chair will be on the April agenda.

The Nascimento application will be documented as continued.

The Board will explore attendance at the Thomasville Preservation Commission meetings.

City Clerk/Treasurer

To the Historic Preservation Board

Monticello Historic District

On behalf of Christ Episcopal Church of

Monticello, FL I would like to request the board consider our previously discussed scope of work on the Parish Hall railings. The vestry has decided to proceed with the necessary repairs upon confirmation by the Historic Preservation Board.

The scope of work is as follows:

1. Purchase and install black metal railings on the wheel chair ramp, front steps, and back steps of the church parish hall. These will conform to the existing metal railings on the church building as much as possible.

2. Repair/replace as necessary the existing wood porch railings and grill work with pressure treated lumber and paint to match the existing railing.

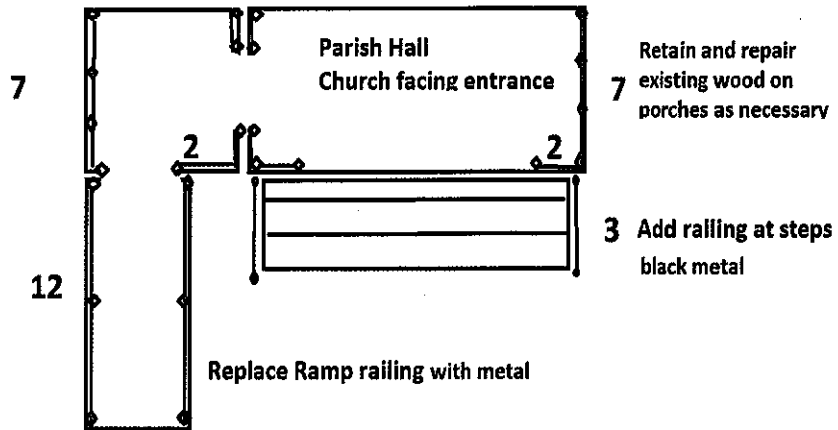
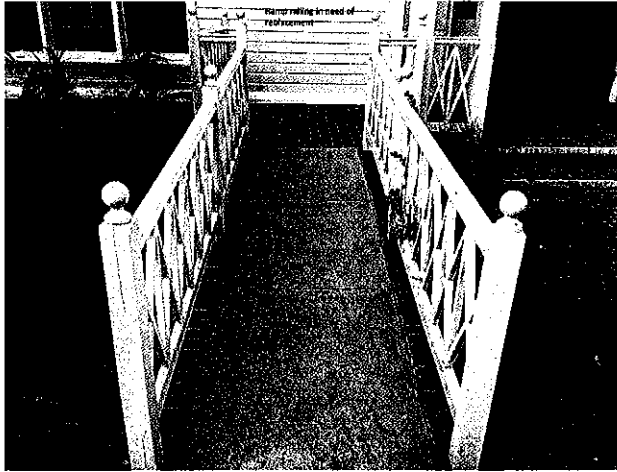
A representative of the church will be present at the board's hearing in April to answer any questions.

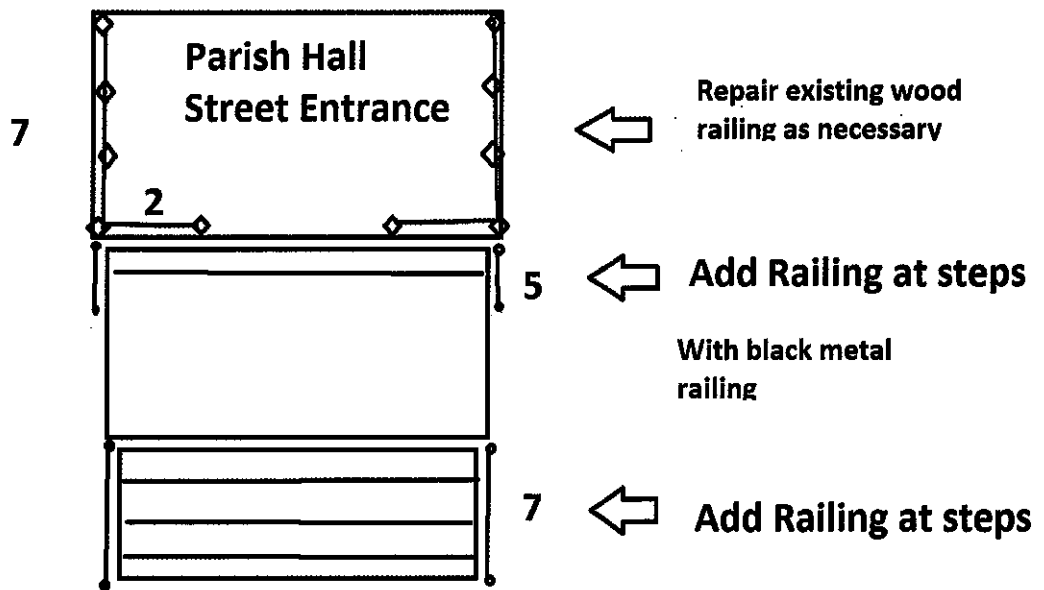
Sincerely,

Joe Davis

Jr. Warden

Christ Church







INTRODUCTION TO DESIGN GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

The City of Monticello, as a Certified Local Government, has adopted design guidelines for preservation, rehabilitation and construction projects within the City Historic District which comply with the Secretary of the Interior's ten Standards:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match

the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Chemical or physical treatments, ~~such as sandblasting~~, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

To Revisit
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