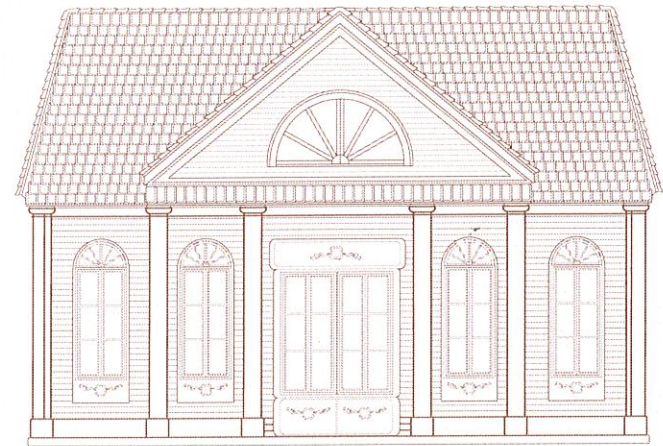


Introduction to Historic Design Guidelines for The City of Monticello, Florida



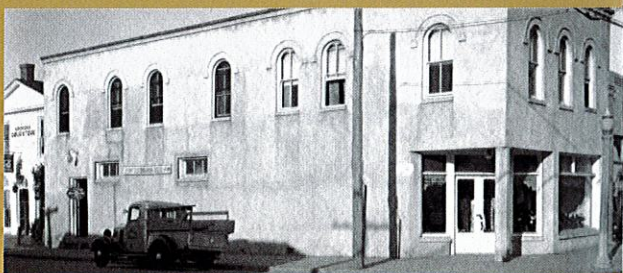
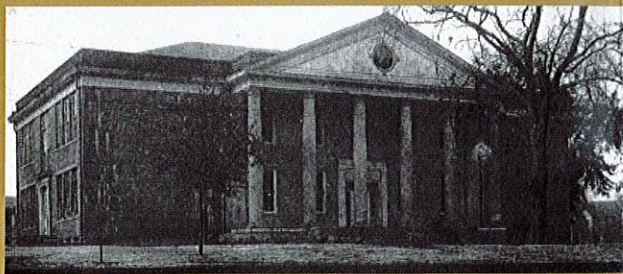
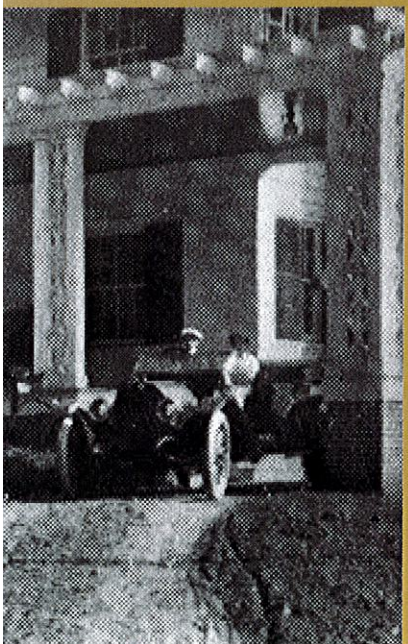


A Message from the Historic Design Review Board

The City's Historic Design Review Board (HDRB), composed of seven appointed members, is tasked with reviewing proposals to change the architectural features of a historic property within the Monticello Historic District and making recommendations to the City Council based on established historic preservation principals. The HDRB interprets and applies the *Secretary of the Interior's Standards (SIS)* to make recommendations on proposed changes. These Standards are broad enough to be open to subjectivity. This does not mean that the board members use their personal tastes when deciding issues where the SIS offer vague or contradictory guidance; it means that each member interprets the SIS based on different perspectives that go back centuries and yet are still consistent with these established Standards.

There are two dimensions to historic preservation philosophy: authentication and compatibility. When it comes to authenticity, SIS attempts to find the middle ground between two extreme points of view. On one end is the Restorationist Eugene Viollet-le-Duc, a French architect who is famous for his artistic restorations of medieval castles and cathedrals. He believed that historic restoration was a "means to reestablish [a building] to a finished state, which may in fact never have actually existed at any given time." He did not believe in the concept that changes to a historic building can gain a historical significance in its own right. He thought that historic restoration should allow for a building to realize its maximum potential. He would have no problem adding towers to a Queen Anne house. In his mind, if the original owners had budgeted for them, they might have included them in the original blueprints. He was not concerned with creating a false sense of historic development.

On the other end of the authenticity spectrum is Conservationist John Ruskin, a Victorian-era art critic, who believed in not changing a thing. He believed that every moment in a building's life contributes to its story. If a building fell down, it should be left there because its collapse is an irreversible part of history. A real-life example of this would be the Parthenon in Athens, Greece. Modern-day preservationists tend to lean towards the Ruskin philosophy, but not to such an extreme degree. There is a



saying in the business that "it is better to preserve than to repair, better to repair than to restore, and better to restore than to reconstruct."

When it comes to compatibility, SIS principals provide that "new work shall be differentiated from old." But what does that mean? When a change is made to a historic structure (usually an addition), it is an accepted standard that the changes should not look like they were original to the structure. This gives rise to a spectrum of interpretation.

Literal Replication. An example of this is the Kennedy-Warren Apartments in Washington, D.C. In this instance, an addition was added and blended seamlessly with the original structure, with the contractors using the architect's original blueprint, thus bringing the building to a state of completion which would have otherwise never existed.

Invention within a Style. This is one of the most commonly-accepted philosophies. An example would be the United States Capitol. The House and Senate wings were added in the 1860's to make room for the growing government. Though the extensions were afterthoughts, they blend in with the structure's neoclassical style.

Abstract Reference. This style is marked by additions in which differentiation is given higher priority. Anyone can tell the addition is not original, but the styling makes an attempt to fit in with the overall style and mass of the original structure.

Intentional Opposition. This addition style shows no respect to the original building's characteristics. This is often employed by artistic architects who are trained in the postmodern tradition.

The various ideological interpretations of the accepted preservation standards are ultimately governed by the standards of the community yet are sensitive to property rights, costs, and ensuring. Some historic districts' regulatory practices are very strict — others are laissez-faire. The Monticello HDRB and the City Council are responsible for protection of the historic characteristics of the community, yet are sensitive to property rights and ensuring functionality of historic properties.

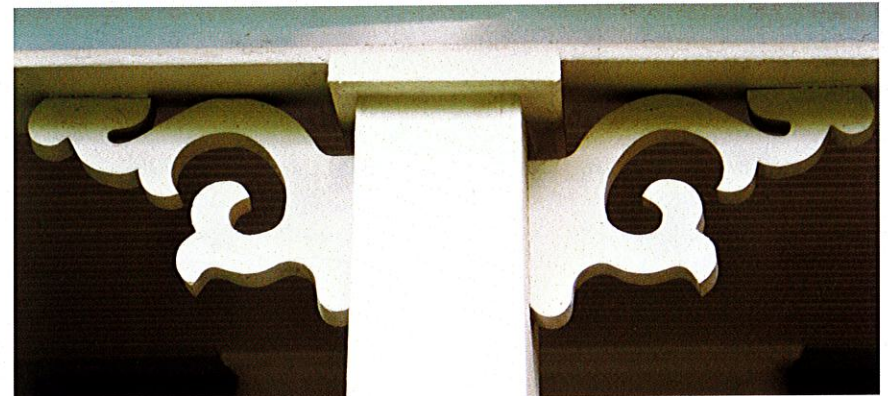
As persons with knowledge and experience in planning and undertaking historic preservation projects, the HDRB board members welcome the opportunity to assist property owners in planning specifics to ensure a successful project. Likewise, the City Council acknowledges the special commitment required to be an owner of a historic property and the invaluable contribution these properties make to the community's character. Interested citizens and historic property owners are encouraged to be engaged in all aspects of preservation.

For further information, contact the Office of the Monticello City Clerk at 850-342-0292.

Preservation Principles for Rehabilitation and New Construction

The City of Monticello, 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 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 or examples of craftsmanship that characterize a historic property shall be preserved.
- Deteriorated historic features shall be restored rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, 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 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.

Before planning a specific project within the Historic District, a property owner should consider several factors:

- the history of the site or the building and its importance in the community; and whether the rehabilitation provides opportunity to recreate character elements of a non-surviving building or landscape design.
- building code, energy efficiency, and ADA accessibility requirements which may necessitate modifications to the historic appearance or historic finishes of a building.
- maintaining integrity of a property while adopting it for a new use.

Specific information on local historic properties may be available from the following:

Monticello City Hall
245 S. Mulberry St.
Monticello, FL 32344
850-342-0292

Keystone Genealogy Society and Library
375 S. Water St.
Monticello, FL 32344
850-342-0205

Jefferson Co. Historical Assoc.
P O Box 496
Monticello, FL 32345
850-997-5007

Monticello Area Historic Preservation Assoc.
950 E. Washington Street
Monticello, FL 32344
850-997-6552

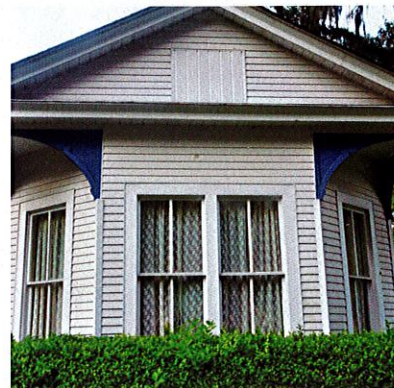
Further information on Department of Interior Standards and Guidelines, including the selection of appropriate treatments of historic buildings, is available at www.nps.gov/history.

Wood Siding

Monticello architecture is most commonly of wood construction including distinctive architectural features such as siding, cornices, brackets, entablatures, shutters, columns, and balustrades. The preservation and repair of wooden features protects the historic character of Monticello architecture.

It is recommended that replacement siding on contributing structures match the original siding. Materials for repair of historic wood architecture are:

- wood weatherboard, clapboard or lapped siding of appropriate dimensions.
- wooden vertical board and batten siding with 1" x 2" or 1" x 3" battens.
- wooden horizontal novelty or drop siding.
- Non-wood sheathing materials such as fiber-cement siding, "hardi-board" or other non-traditional cladding may be used only if the dimensions of these materials are compatible with the dimensions of the original fabric and if it has a smooth texture that does not exhibit fake, exaggerated wood grain.



Exterior siding should be finished with a protective sealant or coating. Exterior architectural detailing contains much of the architectural craftsmanship, which characterizes historic integrity and should be preserved. Distinctive features include construction elements such as doors and windows as well as hardware, pediments, decorative woodwork, column and post details and other design characteristics.

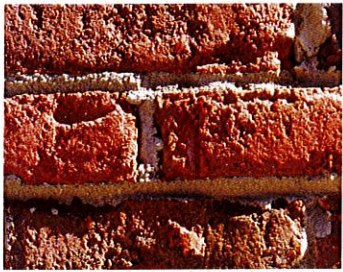
The introduction of exterior features including windows, stained glass, doors, brackets, architraves, railings, exterior staircases or gingerbread or cut out detailing which cannot be documented as pre-existing, should be avoided and are not appropriate on publicly visible elevations.

New wood exterior features that are incompatible in architectural detail, size, scale, and material are not appropriate.

Masonry

Although the most common building material in Monticello is wood, numerous historic masonry structures of stone, brick, concrete or stucco are located in the Historic District, especially in the commercial sectors. Masonry features such as brick cornices, stone window architraves, masonry pediments and terra cotta brackets contribute to the historic significance of Monticello's masonry structures. Masonry features such as textured stucco and patterned brick are distinguished architecturally and historically by different bonding styles, jointing techniques, surface treatments and brick types and colors. Although masonry is extremely durable, it can be

permanently damaged by poor or improper maintenance, application of non-permeable coatings and harsh or abrasive cleaning techniques.



Physical evidence guiding the repair or replacement work may include the actual portions of surviving masonry fabric, historical photo documentation, verifiable historic descriptions or new designs based on the original which are compatible with the size, scale, material and color of the historic building.

If a portion of historic masonry is too deteriorated to repair effectively, it may be replaced on an in-kind basis using existing physical evidence to guide the work. The replacement portion should resemble the original as closely as possible in all details, including texture, placement, mortar, pattern, dimension and density.

Masonry joints should be repointed using materials which are compatible in consistency, permeability and texture.

Decorative Elements and Details

Exterior architectural detailing contains much of the architectural craftsmanship, which characterizes historic integrity and should be preserved. Distinctive features include construction elements such as doors and windows as well as hardware, pediments, decorative woodwork, column and post details and other design characteristics.



The introduction of exterior features including windows, stained glass, doors, brackets, architraves, railings, exterior staircases or gingerbread or cut out detailing which cannot be documented as pre-existing, should be avoided and are not appropriate on publicly-visible elevations.

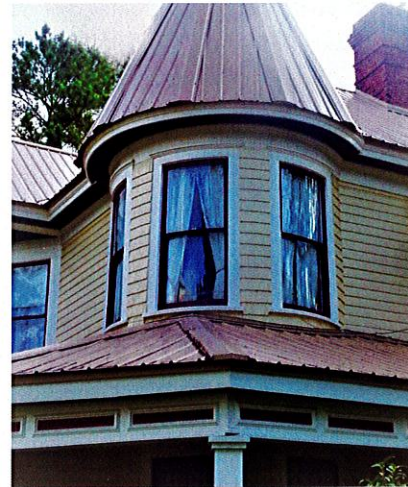
New wood exterior features that are incompatible in architectural detail, size, scale, and material are not appropriate.

Roofing

Many historic structures in Monticello have metal or shingle roofing. Common roofing materials include metal V-crimp, and conventional asphalt shingles. Roof replacements should be done on an in-kind basis, with the new roof matching the materials used previously, unless the replacement material is more suitable than the existing roofing

material. Roof form and secondary features such as dormers, chimneys, and other details are important in defining the architectural style of the building.

Historical roofing materials such as metal shingles should be preserved when possible. If replacement is necessary, similar metal shingles should be used. If a roof can be shown to have been made of another material such as wood shingles or slate, it may be replaced with that material. V-crimp roofs may be replaced with metal shingles.



Conventional modern roofing materials such as asphalt shingles, V-crimp, or composition roofing may be used on noncontributing structures, provided that they do not detract from the characteristics of nearby historic properties.

Roofing materials and forms used in new construction should be visually compatible with the existing historical and architectural context of the streetscape and neighborhood.

The form and configuration of a roof should not be altered in pitch, design, materials or shape unless resulting changes would return the roof to a verifiable and appropriate historical form. Original features such as scuttles, chimneys and roof porches should not be removed or altered.

The public view of the roofline should not be altered by the addition of new features such as dormers, scuttles, vents or skylights. Such features may be allowed on roof surfaces not visible from a public right of way.

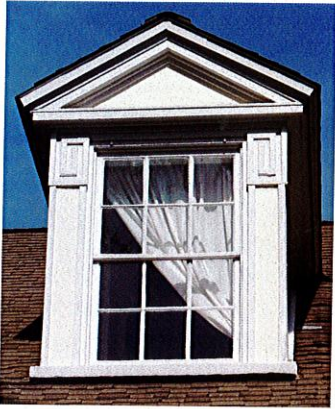
Fascia, soffit, cornice and bracket elements should not be altered or removed unless it can be documented by photographic or other verifiable historical evidence that they were not historically accurate in form and placement.

Gutters

Gutters on historical buildings in Monticello were often recessed under the roofline. Many of these historical gutters have been neglected and have deteriorated. The installation of modern metal gutter systems is detrimental to the appearance of historic architecture and should be avoided unless its design minimizes interference to architecture and the gutters will actually prevent water damage.

Gutters originally installed as an integral part of roofing system (i.e. enclosed box drainage) should be maintained and retained whenever possible. The half-round gutter style is most appropriate for buildings constructed prior to 1900. Either the half round or "ogee" style of gutter may be appropriate on structures erected after 1940.

Dormers



A dormer addition must be in scale and harmony with the building's design. New dormers may be installed to replace historical dormers when they can be substantiated by documentation or as additions to noncontributing buildings. Generally, dormers on 19th century buildings were designed with a gable roof. Dormer additions to bungalow-style structures generally had a shed roof.

Dormer design must be compatible with building style (similar in style to dormers normally found on that type of building in Monticello). Roof pitch and materials of dormer construction should match that of the original structure closely.

The juncture of a dormer roof with the main roof should be below the ridgeline of the main roof.

Solar Collectors, Scuttles and Skylights

Original wood roof windows, scuttles and skylights should be retained and repaired whenever possible.

New solar collectors, scuttles and skylights should be flat-mounted directly on the roof so that they do not destroy the roofline by protruding unduly from the surface of the roof, and should only be placed on roof surfaces not visible from a public right of way.

Modern plastic dome skylights are inappropriate in the historic district.

Widows Walks and Roof Decks



Roof decks were not typical on 1 or 1 1/2 story primary structures. Historical evidence for the prior existence of a widow's walk must document any request for construction of a widow's walk on a contributing structure. They may or may not be appropriate for two-story buildings, depending on the individual circumstances of the building.

Widow's walk additions and roof decks should be compatible in scale and design with the existing structure.

Windows

Historic structures in Monticello traditionally had wooden 6/6 double-hung sash windows. However, 2/2 double-hung sash windows were also common and some 20th century buildings used 1/1 or 3/1 double-hung sash. Window design is an important component of architectural design, and particular care should be taken to not change,

damage or destroy character-defining materials or features in the process of rehabilitation.



Historical window features including frames, sashes, thin muntins, glazing, sills, jambs and moldings should be preserved. Original windows should be repaired by patching, stripping, reinforcing or rebuilding to prevent replacement of historical windows whenever possible. In-kind replacement of deteriorated features is recommended whenever feasible. For example, most historic structures in Monticello had putty-glazed windows. Contemporary double hung replacement windows with thick muntins are not appropriate. Manufacturers'

specifications are required with submittal of Application for Certificate of Appropriateness.

Replacement windows on contributing structures should be made to fit the original window opening without the use of blocking or infill. Such replacement windows, sills, muntins, sashes, surrounds and other window features should be of similar and compatible configuration, material, size, design and placement as those of original windows. Replacement windows on noncontributing buildings may be of a different style that is compatible with the character of the building and its neighborhood.

The addition of new window openings on front elevations of contributing buildings is not appropriate unless documentation exists showing historic appropriateness. The addition of new window openings on other elevations may be allowed as long as historic visual integrity of the structure and surrounding district is not adversely affected.

Window panes should be clear and transparent untinted, nonreflecting glass. Replacement glazing on contributing structures should match the original as closely as possible. The use of laminated impact resistant glass, wind resistant films, glass or plexiglas, which does not alter the appearance of windows on the exterior, is allowed. Materials and details should be selected so as to minimize visual impact on the historic structure.

Original windows, transoms or sidelights should not be moved, changed in size, shape or design, boarded up or bricked over. Wood or metal жалюзи may be appropriate if

proportioned properly with respect to the facade and if they are historically appropriate to the design of the building. Aluminum windows are generally inappropriate on contributing structures.

Shutters

Exterior features such as shutters and blinds are an integral part of Monticello architecture and should be preserved and/ or replaced accurately to retain the full beauty of the architecture. Wooden shutters are significant features that define the historic character of many Monticello buildings. Historically, shutters in Monticello



were operable wood-louvered, solid board or steel. Side hinged shutters were most common.

Historic shutters should be retained, repaired and preserved whenever possible. If existing shutters are too deteriorated to repair, they should be replaced on an in-kind basis with functional shutters of similar design made of rot-resistant woods such as cedar, cypress or pressure-treated pine in proportion to the design of the window openings. The design of replacement shutters should be based on physical evidence of original shutters or photographic documentation of the specific building or buildings of similar style.

In addition to traditional shutters, removable hurricane and storm panels that are stored when

not in use are an allowed and preferred alternative to insuring the safety of historic structures. Tracks for removable shutters should be painted to match the existing surface paint colors. Roll down and accordion hurricane shutters may be allowed on new commercial structures and may be appropriate on other types of buildings when reasonably concealed. These shutters will be considered on a case-by-case basis. Aluminum shutters may also be allowed on some non-contributing structures and in new construction where appropriate.

Awnings

Canvas awnings were an important design element in traditional storefronts, serving as a transition between the storefront and its upper stories. They added shade and color to a business district. Traditional striped awnings were sometimes used historically in Monticello's residential neighborhoods as well. Retention or replacement of historic awnings is recommended. Replacement awnings should replicate the original design.

The installation of awnings on residences should not obscure the character-defining features of a contributing structure. If dated historical photo documentation over fifty years old can be produced that demonstrates awnings existed on the structure or a

similar building, awnings in a style similar to those depicted may be considered appropriate.

Awnings should be constructed in proportion to the entryway and should be compatible with the design of the structure and adjacent streetscape. Awning shape should follow the shape of the window opening. A standard street awning should be mounted below the cornice so that the valance is eight feet above the sidewalk elevation and projects out no more than two thirds of the width of the sidewalk. The awning should reinforce the frame of a storefront but not cover the space between the second story windowsills and the storefront cornice.

Canopies extending over walkways from the entrances of fronts of buildings to the public sidewalk will be reviewed on a case-by-case basis.

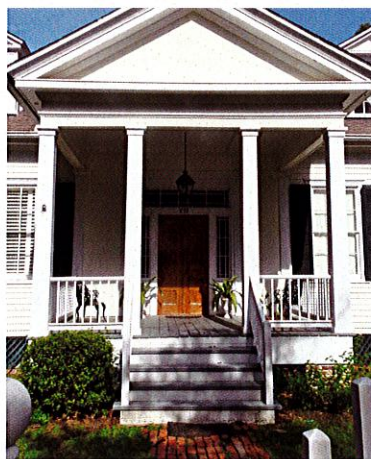
Awning covers and canopies should be made of canvas or other compatible materials; aluminum or other metal awning coverings and canopies are not appropriate in the Historic District unless part of the original design of the building. If a flat canopy exists, it can be dressed with a one to two-foot awning valance.

Signage for awnings, canopies and coverings will be evaluated for consistency with the City's Sign Regulations.

Freestanding, fabric-covered structures including carports, open pavilions, tents or storage shelters (visible from the public right of way) are typically not recommended on publicly visible elevations. Character-defining elements such as the forecourt relationship of a building to the street or the construction of new elements between an historic building and the street should be avoided. Fabric covered structures cannot be erected without a permit.

Entrances, Porches and Doors

The alteration or removal of important character-defining features such as entrances, doors, doorways, and porches can damage the architectural integrity and beauty of an



historical building and is not recommended. Entrances and their decorative elements should be retained, repaired and preserved because they define the historic character of a building. Important features include railings, columns, pillars, balustrades, pilasters, hardware, fanlights, transoms, sidelights, door openings and surrounds and stairs.

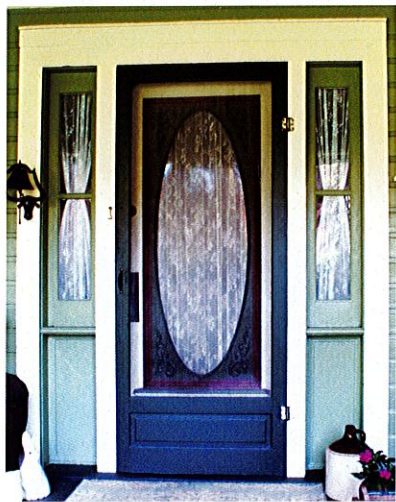
The removal or enclosure of an historic entrance or open front porch or side porch on publicly visible elevations of a contributing building is not appropriate. Non-opaque screening may be acceptable so long as no structural supports are installed.

The enclosure or alteration of porches on non-publicly visible or non-character defining elevations may be appropriate so long as the proposed enclosure would not adversely affect the historic integrity of the structure or the surrounding district and provided it does not radically change, obscure, or destroy character-defining spaces.

Entrances and porches with deteriorated portions must be repaired with materials that replicate the original features as closely as possible using physical or historical evidence as a guide. The construction of transoms or sidelights is allowed if they were an original element of the entrance. Materials used to repair entryway elements should match the original fabric as closely as possible in quality and durability (i.e., through use of cedar, cypress, redwood or pressure-treated wood) because exposed front elevations decay easily. A completely deteriorated porch may be rebuilt on a board-for-board basis based on physical or historic documents.

Single-story porches may not be altered or raised to two-stories, nor may open roof decks be built on the roofs of one-story porches.

Porch reconstruction on contributing buildings must duplicate the original entryway and porch and be compatible in design, size, scale, material and color with the historical character of the building. New porches constructed on noncontributing buildings must be compatible in scale and design with other original porch styles on its streetscape or on similar nearby buildings.



Residential doors should be compatible with the design of the building. Larger commercial or residential structures may use paired entry doors if appropriate.

French doors may be appropriate for side and rear entrances but are generally not acceptable as front entryways on residential structures. Sliding glass doors are not appropriate for front elevations.

Exterior staircases are allowed on front elevations only if they existed historically. Repair of exterior staircases should be on a board-for-board basis with all features replicated; concrete replacement stairs are not allowed unless original to the structure.

Upgraded or rebuilt historic stairways

should meet current health and safety regulations and improve stair height and width to meet code requirements but should preserve elements or original design including balusters, newel posts and railings.

Ramps

Many commercial structures must comply with ADA requirements. Some historic structures may be exempt if they are contributing buildings within a National Register

of Historic Places District or if their integrity would be harmed by the construction of handicap facilities.

Commercial and residential structures may comply with ADA requirements by constructing ramps on less publicly visible elevations using wraparound ramp designs to achieve the needed grade changes. Ramps should harmonize with the scale and architectural features of the building, and ramp details should complement or match exactly original balustrade and railing details of staircases or porches. Ramps should be concealed with landscaping whenever possible.

Foundations and Lattice Infill

Traditional Monticello houses were built off-grade on a foundation raised on piers, which were usually constructed of limestone, brick or concrete. Wood lattice or vertical



strip infill was used to screen the crawlspace beneath the flooring. Infill between piers should be appropriate to the style of the house, and typically only one type of consistent infill per site is appropriate. Solid infill is not historically appropriate for most historic structures, unless original to the structure.

Foundations should be repaired or replaced to match original foundation size and appearance.

Additions, Alterations and New Construction

Alterations, additions and new construction can permanently damage the design of historic buildings and streetscapes by introducing out of scale, poorly designed changes, which alter the symmetry and beauty of historic structures and districts. Poorly constructed additions may lead to the deterioration of a building by altering the functional design of a historic structure, redirecting water into areas which produce wood rot and decay. Modern additions commonly deteriorate before historic original portions of structure, and, if deemed necessary, should be carefully planned and constructed to minimize impact on the structure's health and appearance.

Accessory Structures

Construction of excessive outbuildings, including garages, carports, guesthouses, pools, storage sheds, pool cabanas, studios and other similar structures, detracts from the quality of an historic neighborhood and lessens its intended appearance and historical design by taking away areas devoted to landscaping and open space.

Accessory structures should be compatible with the principal structure on the lot in materials, detailing, color, style, design, height, scale and massing. No accessory structure may be built in the front yard of a structure in the historic district. Accessory structures should not exceed the height of the principal building on the site. The design of new outbuildings must be complementary to the existing streetscape if they are visible from the public right of way. The addition of "gatehouses" in conjunction with enclosed walls or fences is not encouraged. The construction or installation of metal, plastic or cloth covered garages, storage sheds or other buildings is not appropriate where visible from the public right of way.

The design of gazebos or other open outbuildings should be complimentary in terms of scale, proportion, and details to the primary building. Landscape features including an arbor, trellis or pergola (at least 50% open) will be reviewed on a case-by-case basis. The location of gazebos or other outbuildings is an important consideration and approval may be denied if the siting is deemed inappropriate or intrusive. Pre-existing historically appropriate outbuildings may be repaired or restored.

Decks, Patios, Hot Tubs and Pools

Modern installations of decks, pools, patios and hot tubs should be considered on a case-by-case basis. The appropriateness of such modern features should vary according to site, size and design. Amenities such as pools, decks and hot tubs should not be



located as to be highly visible from the street. Brick patios and wood decking with excessive square footage in proportion to the area of the lot may damage historical integrity and appearance.

Wood decking or brick patios are allowed in side or rear yards. Wood decks should not be built on the front of any house. Wood decks in side yards not adjacent to a public right of way should be set back and screened with fencing or landscaping.

Best efforts should be made to ensure that decks, pools, hot tubs and patios are not visible from the elevation right of way by use of landscape or approved fence screening.

No swimming pool should be built in a front yard of any structure in the historic district. Swimming pools may be built in a side or rear yard adjacent to a public right of way only if the pool is located directly behind the principal structure or it is set to the rear half of the side yard.

Fences and Walls

Fences are important elements of the design and character of historic structures and districts. The scale and character of fences, posts and gates must be compatible with the house and the neighboring structures. Recommended fence and wall materials are wood, stone, masonry, and metal, used separately or in combinations. Chain link, unfinished block walls, reed fencing and non-vertical fencing are generally not appropriate. Owner designed solutions are recommended over pre-manufactured fences such as "stockade" fencing due to its ubiquitous use and lack of detailing. Vinyl and recycled prefabricated fence materials are also discouraged for the same reason. The HDRB may approve selected uses of these materials on a case-by-case basis. Applicants who live on corner lots must



design fences to comply with the City or State intersection visibility requirements. Fencing should be constructed so the finished face is toward the street or neighboring property.

Fences should be constructed in proportion to historic dimensions of the main structure. Six-foot high fences may be permitted on side and rear property lines only, unless higher fencing was original to the property. Six-foot fences may begin from the rear of where the facade of the house joins the front porch. Fence heights will be measured from the sidewalk or from the level of the grade, whichever is highest.

HVAC/AC Units, Satellite Dishes/Antennas, and Garbage Facilities

Heating, ventilating and air conditioning units and compressors, television antennas, satellite dishes and garbage facilities can detract from the attractiveness of a neighborhood if installed or situated awkwardly in relation to historic structures. Such units should be sited in a location least visible from the public right of way whenever possible and should be obscured behind landscaping or fencing whenever possible.

Mechanical equipment should not be located in the front yard of an historic structure. Mechanical equipment should not be located in the side yard of any structure if that side yard is adjacent to a public right of way unless the following conditions are met: a) there is no other technically defensible location on the lot for equipment b) equipment is located as far from the right of way as feasible. c) equipment is screened from view with appropriate fencing or landscaping.

The installation of a through-the-wall or window air conditioner unit is not appropriate on the front facade of any building in the historic district. Air conditioners should be placed in openings that align with the existing historic window frames.

Air conditioning units, television dishes and antennas should be installed without causing excessive damage to the materials or features of a contributing historic building.

If the preferred siting of an HVAC unit, trash facility, satellite dish or antenna is considered impractical or excessively expensive to achieve by an applicant, the City will consider alternative placement locations if they do not detract from the appearance of the structure and the request for an exception is documented.

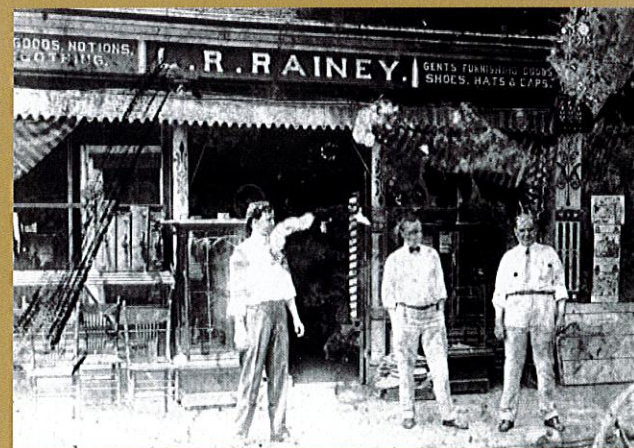
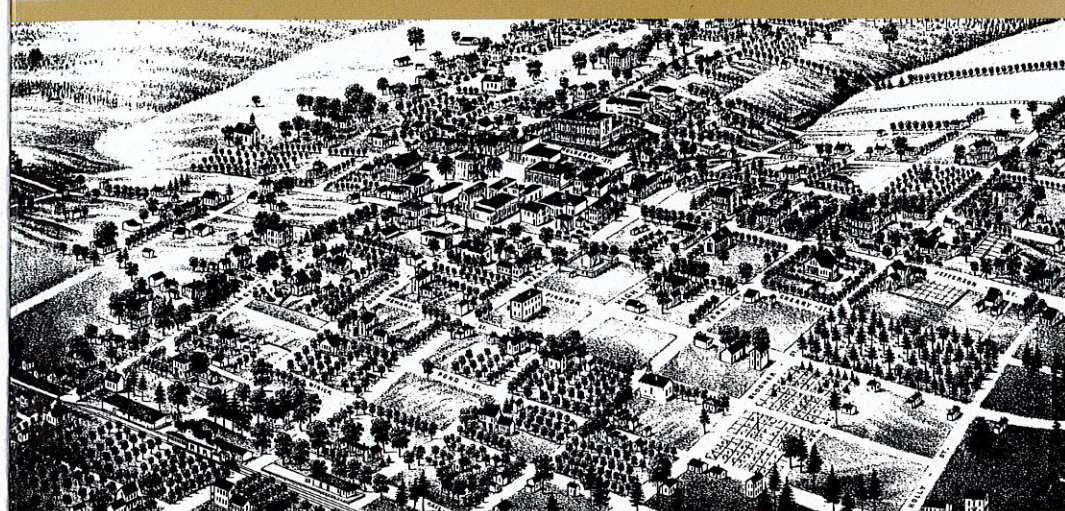
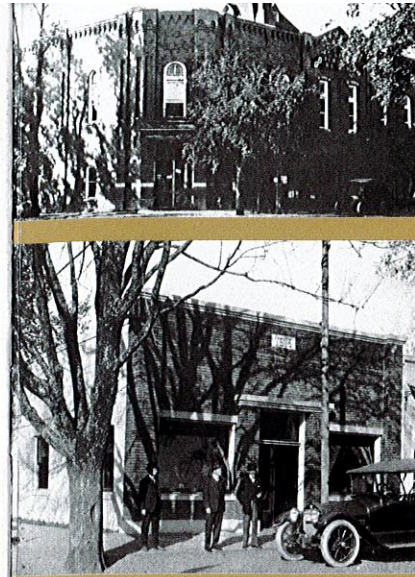
Parking Areas

Inappropriate use of front yards and other historically significant areas as parking areas detract from the appearance and integrity of the historic district. The past appearance

of a property as documented by photographs, drawings, newspapers, government record or archaeological surveys should guide decisions for new proposed parking on the site. Changes will be evaluated in light of the past appearance of the property.

The most appropriate location for parking in the Historic District is in the rear and side yards of structures or on the street. Parking areas utilizing materials such as tire tread strips, bricks, or pierced

paving grid blocks to minimize impermeable paving surfaces such as asphalt or concrete are encouraged, especially on small lots.



Photos courtesy of State Archives of Florida, Florida Memory.

