



HISTORIC PRESERVATION BOARD Regular Meeting Agenda

June 11, 2026
5:30 PM
6738 Dixon Street
Milton, FL 32570

- 1. Open Meeting with Invocation & Pledge of Allegiance**
- 2. Review and Approval of Agenda**
- 3. Approval of Minutes**
 - Item # 2026-4150
 - Approval of Minutes from May 14, 2026, meeting
- 4. Citizen Comments**
- 5. New Business**
 - Item # 2026-4151
 - COA - 5108 Escambia Street
 - Item # 2026-4153
 - New Sign
 - Item # 2026-4154
 - Historic Excellence Sign - Commercial
- 6. Old Business**
 - Item # 2026-4155
 - Historic Lamppost Signage Update
 - Item # 2026-4156
 - Walking Tour Update
- 7. Planning Department Update**
- 8. Adjournment**

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the City at least 48 hours before the meeting by contacting City Hall, 6738 Dixon Street, Milton, or by calling 983-5410.

"If any person decides to appeal any decision made by the board, agency, or commission, with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." FS 286.0105



Agenda Item # 2026-4150

Approval of Minutes from May 14, 2026, meeting

MEETING DATE

June 11, 2026

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. HPB Minutes May 14, 2026

HISTORIC PRESERVATION BOARD

May 14, 2026

The Historic Preservation Board met on Thursday, May 14, 2026, at 5:30 p.m. in the Council Chambers at City Hall.

PRESENT:

John Ellis
Laura Coleman
Jeff Martin
Theresa Messick
Susan Russell
Richard McCool
Brian McGuire

Jacob Hullett, Planning Director
Melissa Short, Administrative Assistant
Stephen Prestesater, Director of Economic Development

OTHERS:

Councilwoman Marilynn Farrow, Robert Clark, Chris Ausdenmoore, and Leping (Lillian) Beck

The meeting was called to order at 5:32 p.m. Brian McGuire made a motion to approve the agenda, seconded by Laura Coleman; approved 7-0. Richard McCool made a motion to approve April 9, 2026, minutes, seconded by Jeff Martin; approved 7-0. Robert Clark, 6740 Berryhill St., wanted to know if vinyl windows would be approved by the board. Mr. Clark explained he was not replacing all 5 windows in the entrance way and would like to reconstruct it and the board explained they would like to review what his plans are for the repairs of this house.

NEW BUSINESS:

COA – 5190 Santa Rosa Street – Leping (Lillian) Beck presented the COA for 5190 Santa Rosa Street to the board. Mrs. Beck explained that the house needs to be totally renovated starting with the roof, siding, windows, and renovating the carriage house and adding barn doors to this for storage purposes. No issues with repairing rotten wood and siding, but the make and model of the vinyl windows and doors will need to be reviewed by the board. Roof, fascia, rotten wood siding like for like exterior paint historic paint by Sherman Williams and specifics on doors and windows to be submitted on the application.

COA – 6767 Berryhill Street – Chris Ausdenmoor presented the COA for 6767 Berryhill Street to the board. Mr. Ausdenmoor provided pictures of the deck and explained the deck will not be seen from Berryhill Road and is going to be matching the exterior color of the house. Brian McGuire made a motion to approve the COA for 6767 Berryhill Street, seconded by Jeff Martin; approved 7-0.

COA – 5108 Escambia Street – Jacob Hullett presented the COA for 5108 Escambia Street to the board new Winguard aluminum single hung windows, Heritage Shadow Grey shingles for the roof, and a black aluminum fence with lampposts. The board wanted to know how many windows were going to be replaced and would like the new windows to be duplicated. The board did not like the vinyl window or the fence that was provided and would like to see something more like cast iron or wrought iron or picket fencing. John Ellis made a motion to approve the shingles and not approve the windows or the fence as submitted, seconded by Brian McGuire; approved 7-0.

Historic Excellence Sign – Residential – The board discussed some residential properties 5123 Santa Rosa Street, 6767 Berryhill Rd., 6760 Berryhill Rd., and the board will continue to add to this list. Brian McGuire made a motion to nominate 6767 Berryhill Rd. for the Residential Historic Excellence Sign, seconded by John Ellis; approved 7-0.

Walking Tour Update – The board would like to add to the walking tour and to update it. The board discussed starting with the properties that were chosen for the Historic Lamppost Signage. The board discussed reviewing what already exists on the walking tour and if any changes or additions will be submitted to staff and will be sent out prior to meeting for the board’s review. The board would like to see a list of the walking tour properties.

OLD BUSINESS:

Historic Lamppost Signage Update – Jacob Hullett explained these signs should be hung the way it is currently, with the ability to swing. Staff is currently looking at alternative ways to hang these signs and the material of these signs to reduce the wind load. Mr. Hullett explained the transfer of the city’s lampposts to Florida Power and Light fell through and rubber rings will need to be used in addition to the clamps around the lamppost which will be an additional cost. Jacob Hullett explained that prior to discussing the Historic Lamppost Signage the Community Improvement Board should have been notified and gotten approval to hang these signs in the CRA. Stephen Prestesater, Director of Economic Development and CRA, explained that this did not come before the CRA and that the aesthetics and design of these signs need to be reconsidered (vinyl or windsock sign to match the DAR Banners) and explained about bringing back concepts to review for the CRA District. Councilwoman Marilynn Farrow explained staff did reach out to Scottsboro, AL to discuss their signage and explained the DAR Banners cost \$85 and to possibly have these signs completed by the end of the year.

There was no further business to discuss, and the meeting was adjourned at 7:31 p.m.



Agenda Item # 2026-4151

COA - 5108 Escambia Street

MEETING DATE

June 11, 2026

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. COA for 5108 Escambia Street June 2026 (2)

Application to:

Historic Preservation Board (HPB)

Community Redevelopment Agency (CRA)

Name of Applicant:

Angela Frisby

Phone Number:

[REDACTED]

Address of Property:

5108 Escambia St

Parcel Number/ID:

Type of Structure:

Commercial

Residential

Square Footage of Structure

2383

If a business, what is the nature:

New Business Existing Business

If existing business, how long has it been in operation?

Years,

Number of Employees

Contractor:

Phone Number:

City License #

New Construction

Repairs/Alterations

Demolition

Garage/Parking Area

Fence

Landscaping

Painting

Sign

Roof

Other (specify)

Window Replacement

What type of exterior renovations are proposed?

Window Replacement

What type of proposed material to be used?

WINDOWS: wood, vinyl, aluminum

Fence: Steel or Aluminum

Exterior Color Scheme:

White for windows, Black fence

New

Used Materials

If a business, is adequate parking available?

Yes No

Public Parking

Private Parking

Are you willing to make other improvements the board(s) may feel necessary in order to comply with City of

Milton's Unified Development Code? Yes No

Explain

Signature of Applicant

Angela Frisby

Date

6/1/20

Note: After approval, any modifications to development activity will require a separate approval.

HPB Approved Denied

Signature Approval

Date

CRA Approved Denied

Signature Approval

Date

Estimate from Folkers Window Company

5030 Commerce Park Cir, Pensacola, FL 32505
 ph: (850)-477-1772



For
 Daniel Rodriguez
 5108 Escambia St
 Milton, FL 32570-6700

From
 Brian Geraghty
 Phone: [REDACTED]
 Email: [REDACTED]

Quote Date : May 29, 2026

Product Info	Product Upgrades & Notes	Key	Qty
<p>Series: 610 Non-Impact Single Hung Item/Size: 28X60 610 Non-Imact Single Hung Manufacturer: 2025 CWS Type: Windows Description:LowE 366, Argon No Grids, (List in Notes if anything is different) Rating: 28X60 Warranty: 28X60</p>	<p>Options CWS Color: White CWS Glass: LowE CWS Grids: Standard (Flat) CWS Vents: Equal CWS Shape: Radius None</p> <p>4 light grids top sash. Note: Any unforeseen rotten wood will have to be reassessed during the construction process a may have an additional charge</p>	A	6
<p>Series: 610 Non-Impact Single Hung Item/Size: 32X60 610 Non-Imact Single Hung Manufacturer: 2025 CWS Type: Windows Description:LowE 366, Argon No Grids, (List in Notes if anything is different) Rating: 32X60 Warranty: 32X60</p>	<p>Options CWS Color: White CWS Glass: LowE CWS Grids: Standard (Flat) CWS Vents: Equal CWS Shape: Radius None</p> <p>3 lite grids top sash</p>	B	4
<p>Series: 610 Non-Impact Single Hung Item/Size: 36X60 610 Non-Imact Single Hung Manufacturer: 2025 CWS Type: Windows Description:LowE 366, Argon No Grids, (List in Notes if anything is different) Rating: 36X60 Warranty: 36X60</p>	<p>Options CWS Color: White CWS Glass: LowE CWS Grids: Special Flat CWS Vents: Equal CWS Shape: Radius None</p> <p>3 lite top sash</p>	C	3
<p>Series: 610 Non-Impact Single Hung Item/Size: 32X72 610 Non-Imact Single Hung Manufacturer: 2025 CWS Type: Windows Description:LowE 366, Argon No Grids, (List in Notes if anything is different) Rating: 32X72 Warranty: 32X72</p>	<p>Options CWS Color: White CWS Glass: LowE CWS Grids: Standard (Flat) CWS Vents: Equal CWS Shape: Radius None</p> <p>2 lite top sash</p>	D	12

Estimate from Folkers Window Company

5030 Commerce Park Cir, Pensacola, FL 32505
 ph: (850)-477-1772



For
 Daniel Rodriguez
 5108 Escambia St
 Milton, FL 32570-6700

From
 Brian Geraghty
 Phone: [REDACTED]
 Email: [REDACTED]

Quote Date : May 29, 2026

Product Info	Product Upgrades & Notes	Key	Qty
<p>Series: 610 Non-Impact Single Hung Item/Size: 24X48 610 Non-Imact Single Hung Manufacturer: 2025 CWS Type: Windows Description:LowE 366, Argon No Grids, (List in Notes if anything is different) Rating: 24X48 Warranty: 24X48</p>	<p>Options CWS Color: White CWS Glass: LowE CWS Grids: Standard (Flat) CWS Vents: Equal CWS Shape: Radius None 2 lite top sash</p>	E	1
<p>Series: 610 Non-Impact Single Hung Item/Size: 36X72 610 Non-Imact Single Hung Manufacturer: 2025 CWS Type: Windows Description:LowE 366, Argon No Grids, (List in Notes if anything is different) Rating: 36X72 Warranty: 36X72</p>	<p>Options CWS Color: White CWS Glass: LowE CWS Grids: Standard (Flat) CWS Vents: Equal CWS Shape: Radius- Archtop 3 lite top sash</p>	F	3
<p>Series: 8200 Non-Impact Horizontal Slider Item/Size: 48 X 24 8200 Non-Impact Horizontal Slider Manufacturer: 2025 CWS Type: Windows Description:LowE 366, Argon No Grids, (List in Notes if anything is different) Rating: 48 X 24 Warranty: 48 X 24</p>	<p>Options CWS Color: White CWS Glass: LowE CWS Grids: Standard (Flat) CWS Vents: Equal 2 lite both sashes</p>	G	4
<p>Series: 610 Non-Impact Single Hung Item/Size: 48X48 610 Non-Imact Single Hung Manufacturer: 2025 CWS Type: Windows Description:LowE 366, Argon No Grids, (List in Notes if anything is different) Rating: 48X48 Warranty: 48X48</p>	<p>Options CWS Color: White CWS Glass: LowE CWS Grids: Standard (Flat) CWS Vents: Equal CWS Shape: Radius None 2 lite top sash</p>	H	2

Estimate from Folkers Window Company

5030 Commerce Park Cir, Pensacola, FL 32505
 ph: (850)-477-1772



For
 Daniel Rodriguez
 5108 Escambia St
 Milton, FL 32570-6700

From
 Brian Geraghty
 Phone: [REDACTED]
 Email: [REDACTED]

Quote Date : May 29, 2026

Product Info	Product Upgrades & Notes	Key	Qty
Series: J-Channel INSTALL Item/Size: J-Channel INSTALL Manufacturer: Folkers Type: Installation Description:per opening Rating: Warranty:	Options vinyl siding house		35
Series: Labor Man Hour Item/Size: Labor Man Hour Manufacturer: Folkers Type: Installation Description:man hour Rating: Warranty:	Options original wood windows removal		6
Series: Mulls Item/Size: Mulls Manufacturer: Folkers Type: Installation Description:Attaching windows to others Rating: Warranty:	Options Needed for dbl windows		6
Series: Build Out Item/Size: Build Out Manufacturer: Folkers Type: Installation Description:building out for clearance to attach shutters Rating: Warranty:	Options New wood / build out		6
Series: EZ Armor Screens (stud mount) list, color choice in notes Item/Size: EZ Armor Screens (stud mount) list, color choice in notes et Manufacturer: Custom Hurricane Products Type: Hurricane Protection Description:COLORS white, black, tan CAN ADD Dark Border Rating: Warranty:	Options EZ Armor: EZ Size in SQFT EZ Armor Color: White All 35 windows / Note will have some that cover multiple windows		650

Summary

Estimate from Folkers Window Company

5030 Commerce Park Cir, Pensacola, FL 32505

ph: (850)-477-1772



For
Daniel Rodriguez
5108 Escambia St
Milton, FL 32570-6700
[REDACTED]
[REDACTED]

From
Brian Geraghty
Phone: [REDACTED]
Email: [REDACTED]

Quote Date : May 29, 2026

Notes	Deposit Schedule	Totals	
QUOTE GOOD FOR 30DAYS - WINDOWS AND SLIDING GLASS DOORS ARE WHITE UNLESS SPECIFIED; Final product measurements are confirmed by the measurement technician during the measuring appointment and may differ slightly from the sizes specified in the contract, Entry Doors Not Keyed Alike & Installed With Clear Paintable Caulk	All Payment types:	Check	
	Deposit 1	50 %	20000
	Balance Due	50%	20000
		Total Amount	40,000.00

Ethan,

I will be present for the meeting on Thursday June 11th at 5:30 p.m.

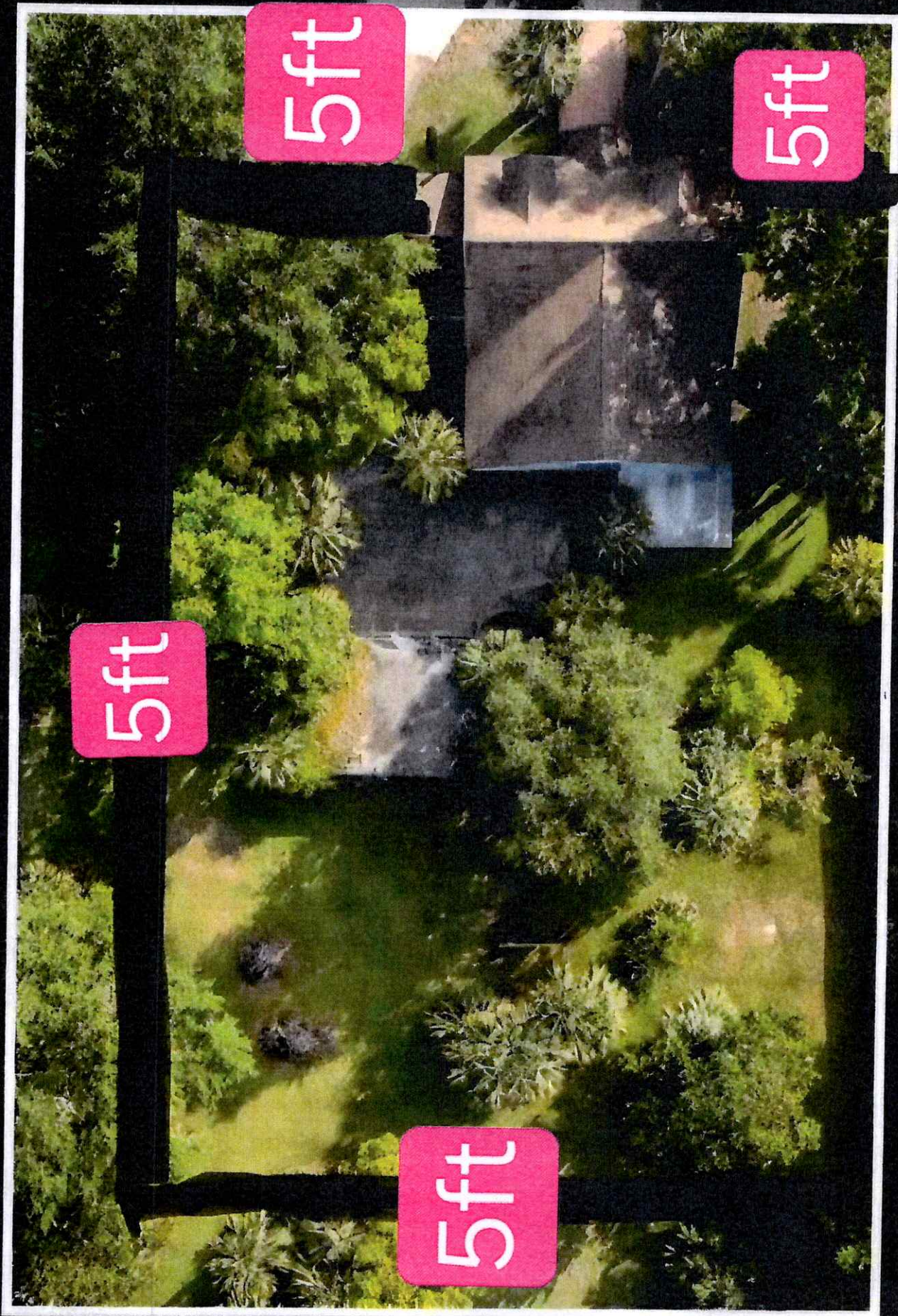
The fence will be 5ft from the center of the road and will be 5ft on all sides. The fence will NOT go past the front of the house. It will be slightly behind the front corners of the house.

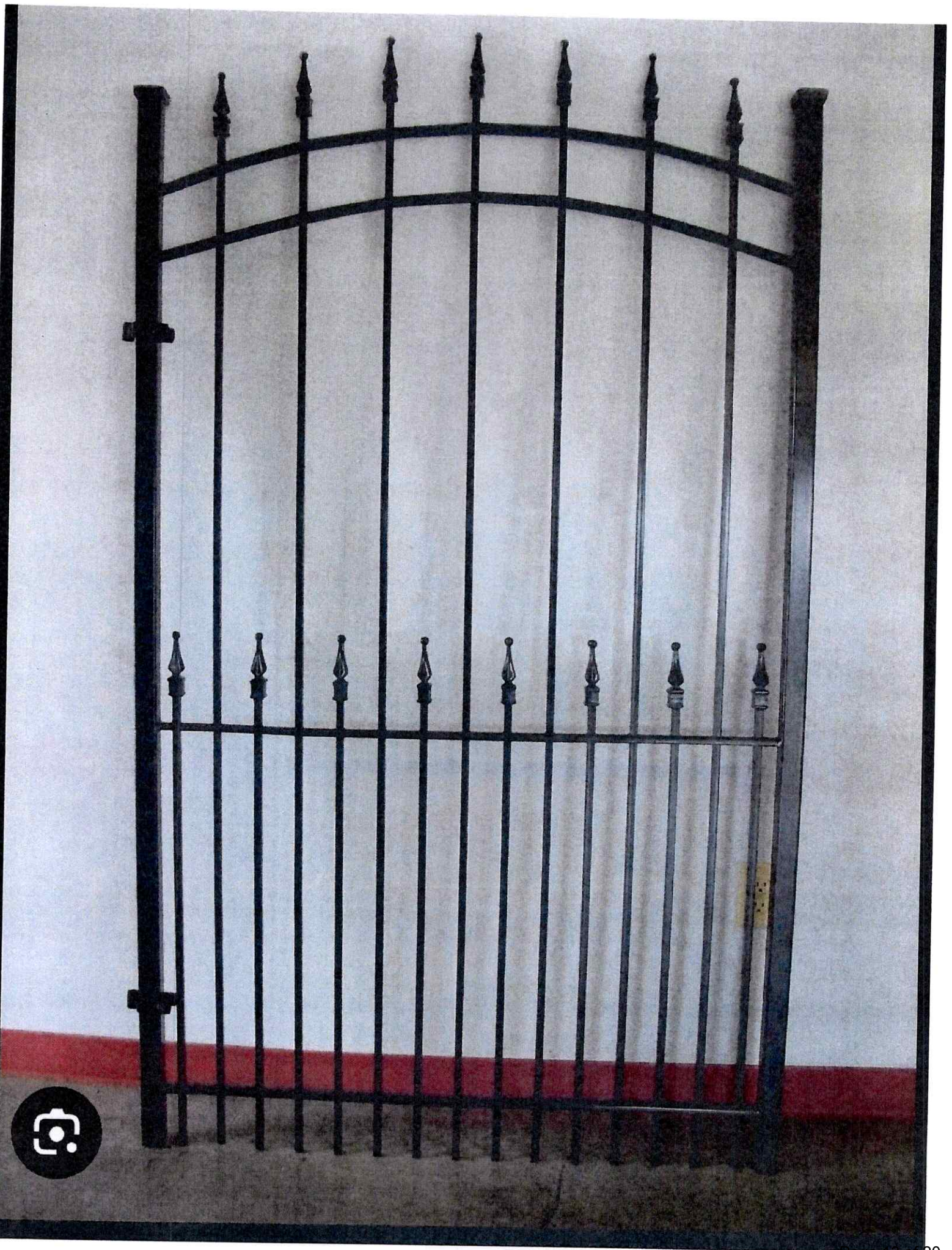
I also included gate options. 5ft

Angela Frisby

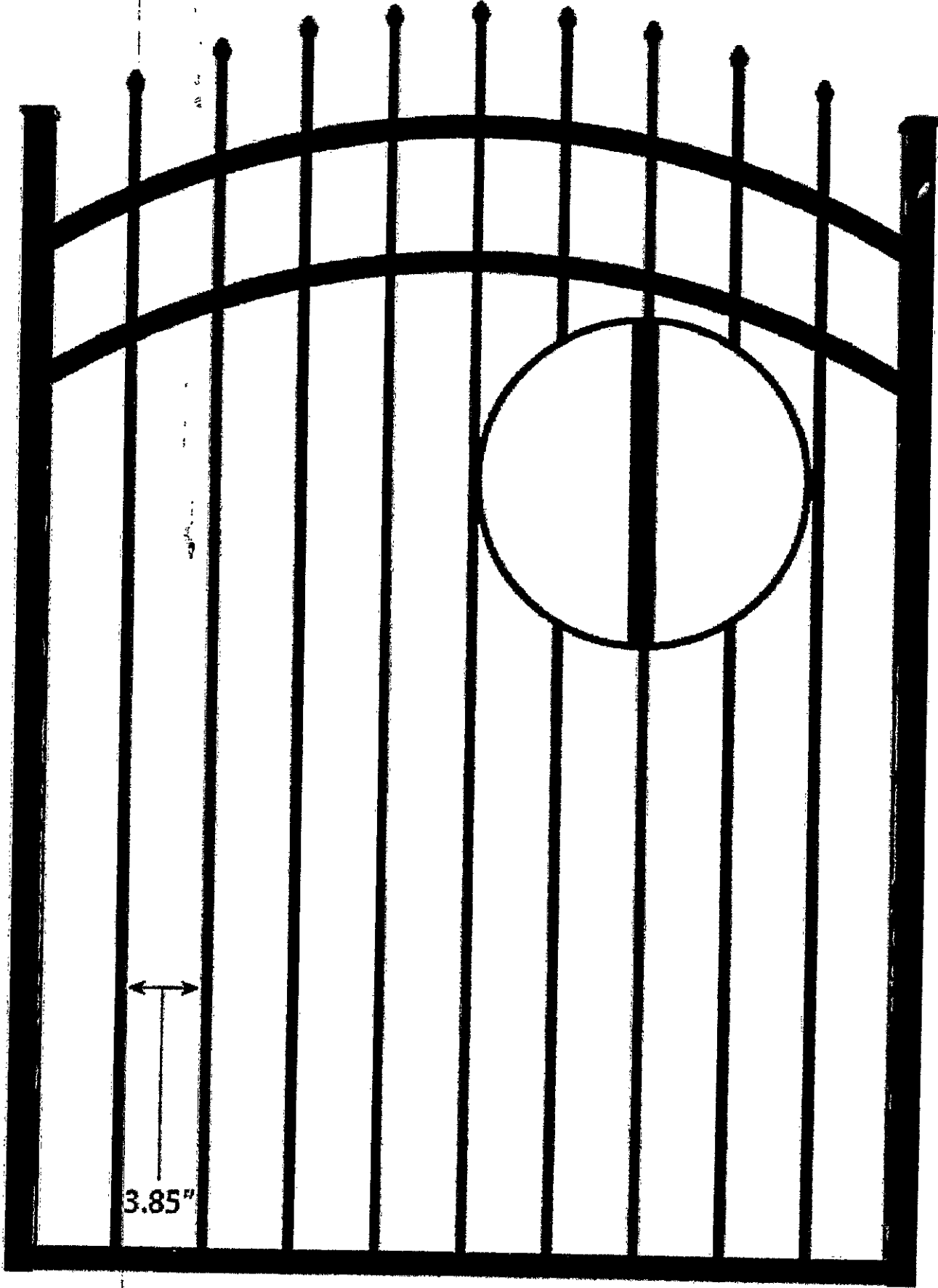
There are 28 windows in total that will be replaced.

f
/

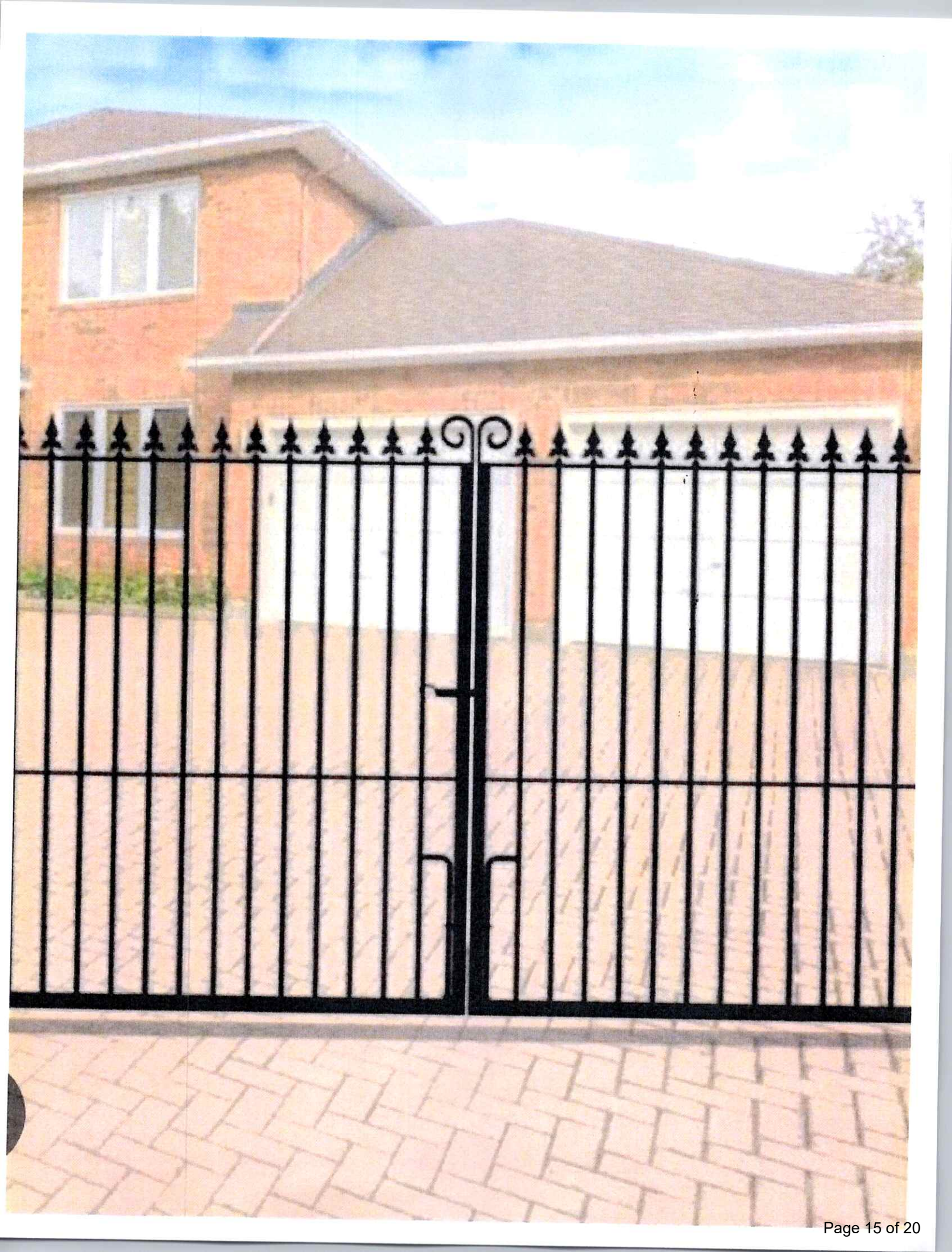




.59" Picket



3.85"





COVINGTON IRON WORKS



Agenda Item # 2026-4153

New Sign

MEETING DATE

June 11, 2026

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

None



Agenda Item # 2026-4154

Historic Excellence Sign - Commercial

MEETING DATE

June 11, 2026

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

None



Agenda Item # 2026-4155

Historic Lamppost Signage Update

MEETING DATE

June 11, 2026

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

None



Agenda Item # 2026-4156
Walking Tour Update

MEETING DATE **PREPARED BY**

June 11, 2026

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

None