



HISTORIC PRESERVATION BOARD

Regular Meeting Agenda

March 16, 2023
5:30 PM
6738 Dixon Street
Milton, FL 32570

- 1. Call Meeting to Order**
- 2. Welcome New Board Member**
- 3. Review and Approval of Agenda**
- 4. Approval of Minutes**
 - Item # 2023-1292
 - Approval of Minutes from January 12th and February 9, 2023, meeting
- 5. Citizens to Appear Before the Board**
- 6. New Business**
 - Item # 2023-1341
 - Consideration of Certificate of Appropriateness for 6825 Oak St
 - Item # 2023-1342
 - Consideration of Certificate of Appropriateness for 6842 Oak Street
 - Item # 2023-1343
 - Historic Excellence Sign
 - Item # 2023-1344
 - Residential Facade Improvement Program Discussion
- 7. Old Business**
 - Item # 2023-1345
 - Berryhill School Historic Marker Discussion
 - Item # 2023-1346
 - Historical Marker Program
 - Item # 2023-1347
 - Local Historic Resource/District Discussion
 - Item # 2023-1348
 - Design Phase of Hwy 90/Caroline St. Update
 - Item # 2023-1349
 - Fisher Hamilton Bldg. Marker/Courthouse Discussion
 - Item # 2023-1350
 - Meeting Date Discussion
- 8. Planning Department Update**
- 9. 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

HISTORIC PRESERVATION BOARD
March 16, 2023

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 # 2023-1292

Approval of Minutes from January 12th and February 9, 2023, meeting

MEETING DATE

March 16, 2023

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. January 12, 2023 HPB Minutes
2. February 9, 2023 HPB Minutes

HISTORIC PRESERVATION BOARD**January 12, 2023**

The Historic Preservation Board met on Thursday, January 12, 2023, at 5:30 p.m. in the Council Chambers at City Hall.

MEMBERS PRESENT: Carol Johnstone
Theresa Messick
John Ellis
Cassandra Sharp
Angie Hawkins

Tim Milstead, Planning Director
Melissa Short, Administrative Assistant
Alex Andrade, City Attorney

OTHERS PRESENT: Councilwoman Roxanne Meiss, Vernon Compton, Tom Powers, and Robert Leek

The meeting was called to order at 5:30 p.m. The agenda was approved through motion by Carol Johnstone, seconded by John Ellis; approved unanimously. Carol Johnstone made a motion to approve the December 8, 2022, minutes as amended, seconded by John Ellis; approved unanimously.

NEW BUSINESS:

Election of Chairman and Vice Chairman – It was noted by the board that Nathan Sutrick indicated he did not want to be nominated for chairman or vice chairman and Brian McGuire indicated that he would be willing to serve either chairman or vice chairman. Angie Hawkins indicated she would be vice chairwoman, John Ellis indicated he would serve as chairman or vice chairman, Carol Johnstone declined, and Cassandra Sharp indicated she would serve as chairwoman or vice chairwoman. The board waited for Theresa Messick to elect a chairman and vice chairman. Mrs. Messick joined the meeting at 5:40 p.m. Theresa Messick did not want to be nominated. The board decided to have an open nomination. The board nominated John Ellis as Chairman and Cassandra Sharp as Vice Chairwoman.

Berryhill School Historic Marker Discussion – Cassandra Sharp explained that the City Council approved the idea of utilizing the old bricks from the Berryhill School for a historic marker. There was a discussion of a Historic Plaque being placed at the property prior to the use of the bricks and verbiage for a plaque. The board decided to bring this back for discussion. Tim Milstead

informed the board that the existing development agreement that applied to the property is no longer valid, and the property reverted to its original rezoning.

Design Phase of Hwy 90/Caroline St. Discussion – Tim Milstead introduced this to the board and explained that the Hanson Firm was selected by FDOT for the design phase of Hwy 90. Mr. Milstead informed the board that staff will stay in contact with FDOT to offer input on the design of this project. The board expressed some concerns like holding ponds, the least impact of the historic district downtown, space, impact of the historic buildings, lane width, lane buffers, pedestrian safety, and bicycle safety. There was discussion of identifying priorities and concerns of the board and the public. Vernon Compton gave a brief overview of Complete Streets. Tim Milstead provided information on FDOT five-year work projects for Santa Rosa County that have funds for fiscal year 2023.

Whittle Building – Cassandra Sharp wanted to inform the board that the County voted to demolish the Whittle Building at the County Commission Meeting on January 12, 2023. There was discussion on concerns of the demolition of this building. The board voted to provide a letter of concern to the Commissioners and send a request to the City Council. Robert Leek, Milton, FL, expressed his concerns about the Commissioners decision to demolish the Whittle Building. Vernon Compton, Milton, FL, spoke about the preservation of this building in the historic district. Cassandra Sharp made a motion to send a letter to the County from the Historic Preservation Board showing concern over the potential demolition of this building and what it will mean to our historic district, our business community, and for public safety in our downtown, seconded by Carol Johnstone; approved 4-1.

OLD BUSINESS:

Board Rules and Procedures Discussion – Angie Hawkins provided the board with some board rules and procedures on motions. There was discussion on bringing meetings back to order. The board decided to wait until all the board members are present to continue this discussion.

Local Historic Resource/District Discussion – Mr. Milstead provided the updated information on Historical and Archaeological Resource Protection. The board reviewed the updated language change of public hearings required for local historic site or district designation. The board discussed considering a process for the formation of districts and the designations of individual

resources. The board members decided to continue review of this section and table this to the next meeting and think about how this new district will operate and exist over time. Vernon Compton, Milton, FL, expressed this process maximizes property rights with the option of opting in or out and allows maximum opportunity for people to be involved with local designation. Robert Leek, Milton, FL, expressed his concern about permanent lines when considering this district.

Fisher Hamilton Bldg. Historical Marker – Councilwoman Roxanne Meiss had no update on this. The board expressed they would like an update on this and have staff look at markers for other contributing structures in the downtown. The board wanted this to come back on February's Agenda – Historical Marker Program.

There was no further business to discuss, and the meeting was adjourned at 8:26 PM.

HISTORIC PRESERVATION BOARD**February 9, 2023**

The Historic Preservation Board met on Thursday, February 9, 2023, at 5:30 p.m. in the Council Chambers at City Hall.

MEMBERS PRESENT:

John Ellis

Cassandra Sharp

Angie Hawkins

Brian McGuire

Theresa Messick

Tim Milstead, Planning Director

Melissa Short, Administrative Assistant

OTHERS PRESENT:

Councilwoman Roxanne Meiss, Councilman Mike Cusack,
Tom Powers, Christie Culpepper, and Mayor Heather
Lindsay

The meeting was called to order at 5:30 p.m. Cassandra Sharp made a motion to approve the agenda as amended, seconded by Angie Hawkins; approved unanimously. The board deferred the January 12, 2023, minutes to the next meeting for approval.

NEW BUSINESS:

Courthouse & Fisher Hamilton Bldg. – The future status of these buildings is to be discussed at the next meeting.

Board Meeting Dates – The board discussed some dates and staff will research possible dates and bring it back at the next meeting.

OLD BUSINESS:

Berryhill School Historical Marker Discussion - Tim Milstead explained possible development of the property. The board is going to think about verbiage for a marker and bring this back.

Historical Marker Program – Tim Milstead discussed ideas and for the board to think about additional information for these historical markers, possible language, designs, and cost for these markers. The board would like to see a list of current contributing structures and possibly recognizing those who want to participate in this program.

Board Rules and Procedures Discussion – Angie Hawkins provided the board with some board rules and procedures on motions and the board members agree to implement the rules and procedures.

Local Historic Resource/District Discussion – Mr. Milstead provided the updated information on Historical and Archaeological Resource Protection and informed the board if they had any concerns or questions to let staff know. The board members decided to continue review of this section and table this. There was discussion of focusing on the existing district and process for updating the contributing structures. Tom Powers, Milton, FL, talked about historical plaques and residents opting into this ordinance, and wanted to know how this would benefit them.

Fisher Hamilton Bldg. Historical Marker Update – Councilwoman Roxanne Meiss had no update on this and explained that the City’s Manager is in conversation with the county.

Whittle Building Update – Chairman John Ellis informed the board that he wrote a letter in conjunction with the board and staff’s input to the County Commissioner, Colten Wright. Tim Milstead updated the board that staff received a demolition permit from the County for the Whittle Building and explained that the County is required to get a permit approval from Florida’s DEP prior to demolition. However, he mentioned that staff would issue the demolition permit subject to provision of all required permits. There was conversation about the Whittle Building.

Design Phase of Hwy 90/Caroline St. Discussion – Tim Milstead updated the board and explained that City staff will be coordinating with Hanson in the coming days on the design phase and staff will keep the board updated on this process.

Planning Department Update:

Tim Milstead indicated Nathan Sutrick resigned and was presented with a recognition certificate. On January 20, 2023, the Historic Excellence Sign was placed at Mr. and Mrs. Trevino’s house of Elmira Street, and staff will bring this back to the board for consideration for a future location. Mr. Milstead explained staff started receiving applications for the new Façade Grant Program for residents within the CRA. John Ellis made a motion to change the next meeting date to March 16, approved unanimously.

There was no further business to discuss, and the meeting was adjourned at 6:58 PM.



Agenda Item # 2023-1341

Consideration of Certificate of Appropriateness for 6825 Oak St

MEETING DATE

March 16, 2023

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

Consideration of Certificate of Appropriateness for 6825 Oak St

ATTACHMENTS

1. COA for 6825 Oak Street

Application to:

- ☒ Historic Preservation Board
☐ Downtown Advisory Board

Name of Applicant: Martha K. Allen

Phone# 850 288 1870

Address of Property: 6825 Oak St.

Parcel# _____

Type of Structure ☒ Commercial ☒ Residential

Square Footage of Structure 5044

If a business, what is the nature: Restaurant ☒ New Business ☐ Existing Business

If existing business, how long has it been in operation? _____ Years, Number of Employees _____

Contractor Self Phone# _____ City License # _____

☐ New Construction

☒ Repairs/Alterations

☐ Demolition

☐ Garage/Parking Area

☐ Fence

☐ Landscaping

☐ Painting

☐ Sign

☐ Roof

☐ Other (specify) _____

What type of exterior renovations are proposed? Windows

What type of proposed material to be used? new design (complimentary)

Exterior Color Scheme _____ ☐ New ☐ Used Materials

If a business, is adequate off-street 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 the City of Milton's Land Development Regulations? ☐ Yes ☐ No Explain _____

Martha K. Allen

Signature of Applicant

3/10/2023

Date

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

☐ HPB ☐ Approved ☐ Denied

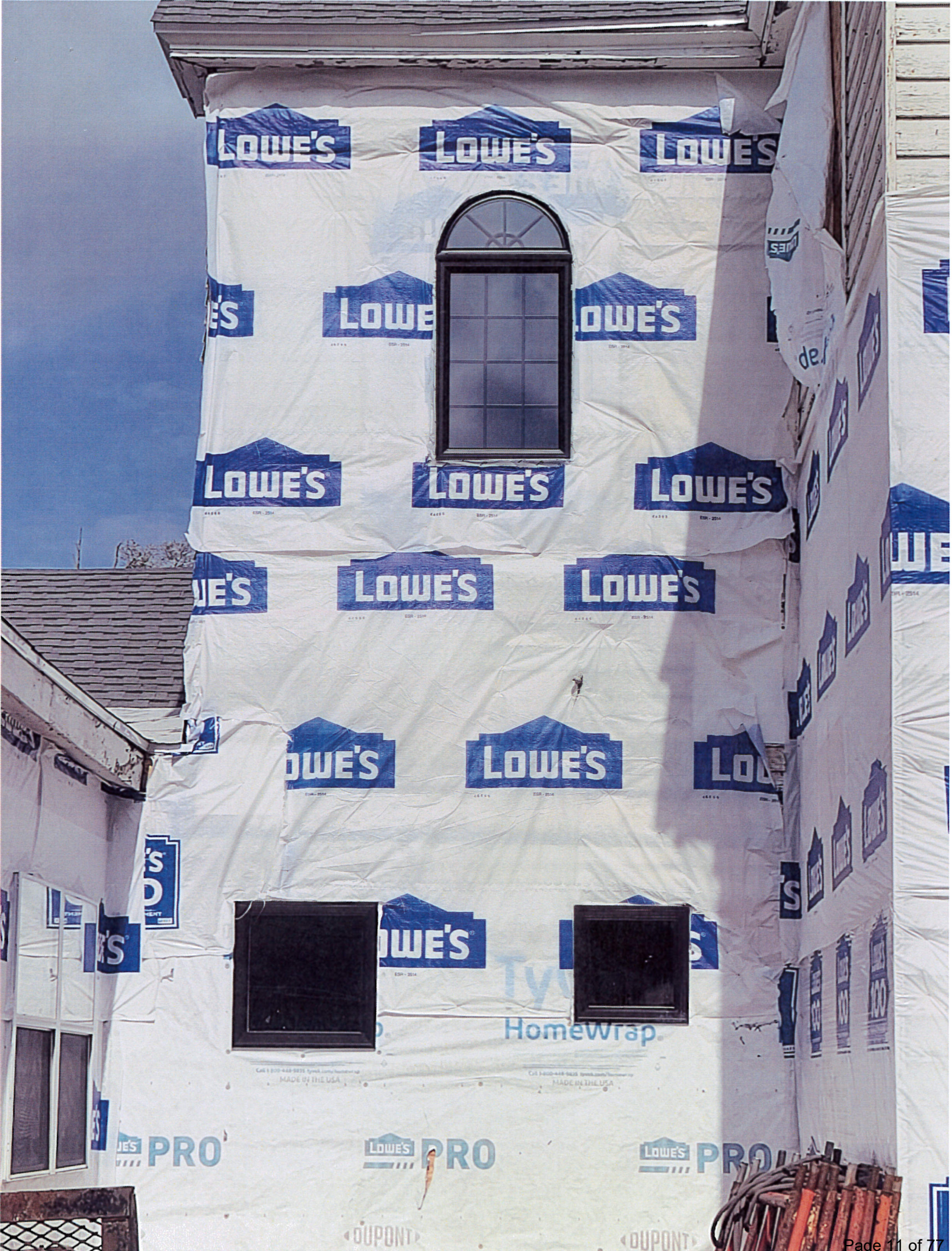
Signature of Approval

Date

☐ DRAB ☐ Approved ☐ Denied

Signature of Approval

Date

















Agenda Item # 2023-1342

Consideration of Certificate of Appropriateness for 6842 Oak Street

MEETING DATE

March 16, 2023

PREPARED BY

BACKGROUND

SUMMARY

Consideration of Certificate of Appropriateness for 6842 Oak Street

RECOMMENDATION

Consideration of Certificate of Appropriateness for 6842 Oak Street

ATTACHMENTS

1. COA for 6842 Oak Street

Application to:

- ☐ Historic Preservation Board
☐ Downtown Advisory Board

Name of Applicant: St. Mary's Episcopal Church Phone# 850-777-7882 (Mary Salinas)
Address of Property: 6842 Oak St Parcel# _____

Type of Structure ☒ Commercial ☐ Residential Square Footage of Structure _____

If a business, what is the nature: church ☐ New Business ☒ Existing Business

If existing business, how long has it been in operation? 160 Years, Number of Employees 2

Contractor Five Star Painting Phone# 850-776-1867 City License # _____

- ☐ New Construction ☒ Repairs/Alterations ☐ Demolition
☐ Garage/Parking Area ☒ Fence ☐ Landscaping
☒ Painting ☐ Sign ☐ Roof
☐ Other (specify) _____

What type of exterior renovations are proposed? replace rotten wood, paint, new fence

What type of proposed material to be used? Sherwin Williams Classic Light Buff paint

Exterior Color Scheme SW 0050 Classic Light Buff ☒ New ☐ Used Materials

If a business, is adequate off-street 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 the City of Milton's Land Development Regulations? ☒ Yes ☐ No Explain _____

Mary Salinas
Signature of Applicant _____ Date _____
Mary Salinas, Senior Warden

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

☐ HPB ☐ Approved ☐ Denied

Signature of Approval

Date

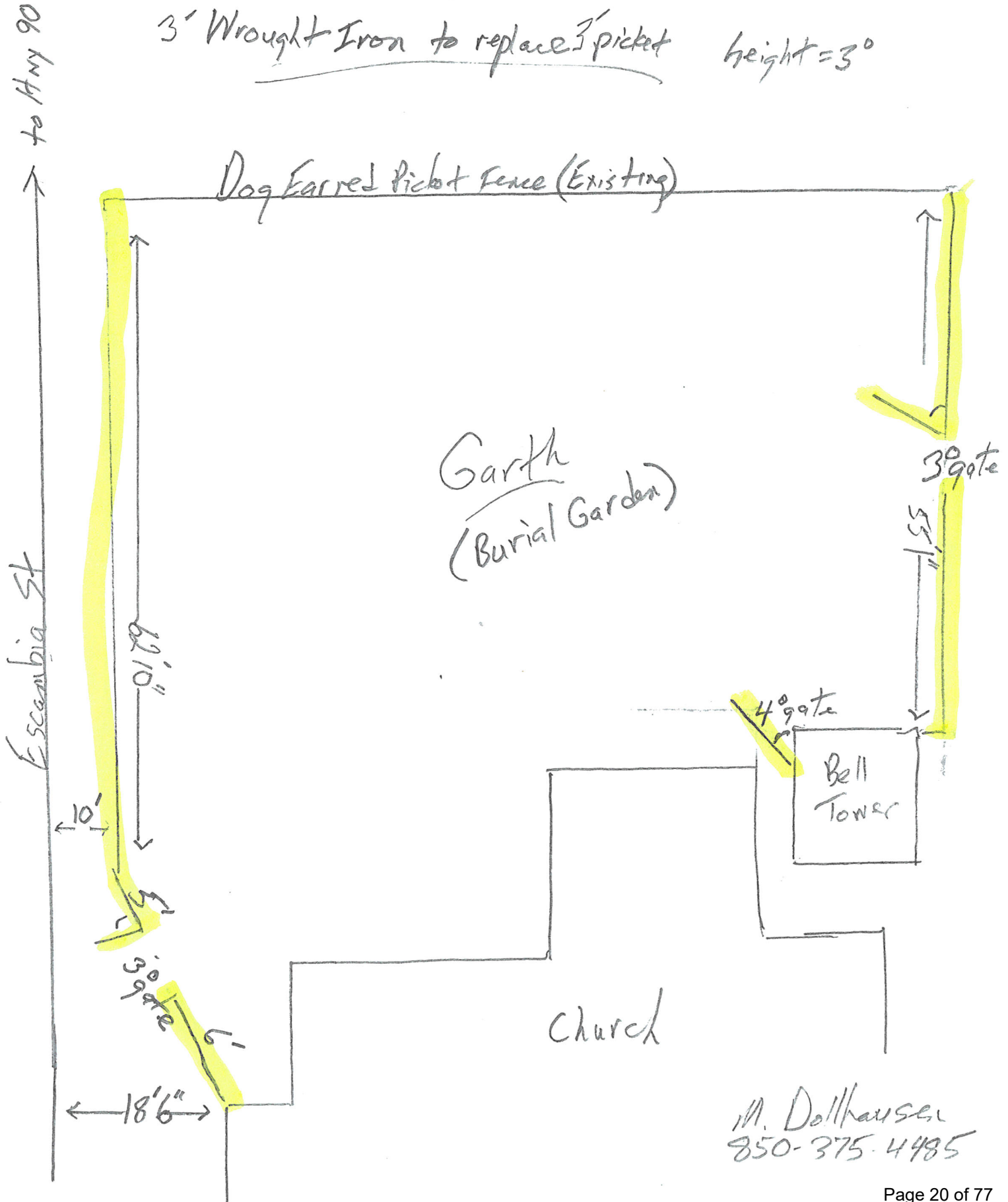
☐ DRAB ☐ Approved ☐ Denied

Signature of Approval

Date

St Mary's Episcopal Church
6849 Oak St 623-2905

3' Wrought Iron to replace 3' picket height = 3'







SW 7551
Greek Villa

FS15



Agenda Item # 2023-1343

Historic Excellence Sign

MEETING DATE

March 16, 2023

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

None



Agenda Item # 2023-1344

Residential Facade Improvement Program Discussion

MEETING DATE

March 16, 2023

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

Discussion item

ATTACHMENTS

None



Agenda Item # 2023-1345

Berryhill School Historic Marker Discussion

MEETING DATE

March 16, 2023

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

Discussion item

ATTACHMENTS

None



Agenda Item # 2023-1346

Historical Marker Program

MEETING DATE

March 16, 2023

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

None



Agenda Item # 2023-1347

Local Historic Resource/District Discussion

MEETING DATE

March 16, 2023

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. Local Historic Resource-District Discussion

11.5 HISTORICAL AND ARCHAEOLOGICAL RESOURCE PROTECTION – (Conceptual only. Below language needs Legal Review and is under review by the Historic Preservation Board)

A. **Intent.** It is the intent of this section to provide for the protection of historical archaeologically significant local resources within the city's jurisdiction, independent of the Milton Historic District. It is hereby declared that the protection, enhancement and preservation of properties, structures, artifacts, documents, memorabilia, and other physical assets of historical, archaeological, architectural, and/or cultural significance are in the interest of the public health, safety and general welfare of the residents of and visitors to the city. Therefore, this division is intended to:

- (1) Effect and accomplish the protection, enhancement, and preservation and study of archaeological sites, properties, structures, improvements, landscape features, artifacts, and other physical assets located within the city which represent distinctive elements of the town's prehistoric, historic, architectural, and/or social character;
- (2) Safeguard the city's history, heritage, and unique attributes;
- (3) Foster civic pride and respect for the accomplishments of the past; and
- (4) Protect and enhance the city's attraction of visitors and support and stimulate the economy from increased tourism.

B. Local Historic resource designation procedures.

(a) Purpose and intent. This section provides mechanisms to promote historic preservation in the city by the designation of local historic sites and districts, and by the regulation of construction and demolition at local historic sites and within local historic districts independent from the Milton Historic District.

(b) Criteria.

- (1) To qualify as a designated local historic site or historic district, properties, individual properties, structures, sites and buildings, or groups of properties, structures, sites and buildings, the proposed site or district shall meet one or more of the following criteria:
 - a. Is associated in a significant way with the life or activities of a major person important in Milton, Santa Rosa County, Florida or national history;
 - b. Is associated with an historic event with significant effect upon the city, county, state or nation;
 - c. Is associated in a significant way with a major historic event whether cultural, economic, military or political;
 - d. Exemplifies the historic, political, cultural or economic trends of the community history;
 - e. Is associated in a significant way with a past or continuing institution which has contributed to the life of the city;
 - f. Portrays the environment in an era of history characterized by one or more distinctive architectural styles;
 - g. Embodies those distinguishing characteristics of an architectural style, period or method of construction;
 - h. Is an historic or outstanding work of a prominent architect, designer, landscape architect, or builder; or

i. Contains elements of design, detail, material, or craftsmanship of outstanding quality or which represents, in its time, a significant innovation or adaptation to the Northwest Florida environment.

(2) A building, structure, site, or district will be deemed to have historic significance if, in addition to, or in the place of previously mentioned criteria, the building, structure, site, or district meets the historic development standards as defined by and listed in the regulations of and criteria for the National Register of Historic Places.

(3) Properties not generally considered eligible for designation include cemeteries, birthplaces or graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, buildings or sites primarily commemorative in nature, reconstructed historic buildings, and properties that have achieved significance less than 50 years prior to the date the property is proposed for designation. However, such properties will qualify if they are integral parts of districts that do meet the previously described criteria or if they fall within one or more of the following categories:

a. A religious property deriving primary significance from architectural or artistic distinction of historic importance.

b. A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with an historic event or person.

c. A birthplace or grave of an historic figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life.

d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.

e. A property primarily commemorative in nature if design, age, tradition or symbolic value have invested it with its own historic significance.

f. A building, structure, site or district achieving significance less than 50 years from the date it is proposed for designation if it is of exceptional historic importance.

C. Application for historic site or historic district designation.

(1) Applications for historic or archaeological site or district status for privately-owned property may be initiated by only the property owner of a site. An incorporated homeowners, condominium or community association may apply for historic district status. Application for historic or archaeological site or district status for public property may be initiated by the applicable property owner only.

(2) By resolution of the town council, a fee shall be established and may be amended to cover the city's actual costs of reviewing and processing applications for historic designation. In addition, an application may require that funds be deposited in an escrow account to cover fees for consultants which may be hired by the department when needed to evaluate the eligibility of a property.

(3) Upon receipt of an application, the department shall conduct a preliminary evaluation of the application to determine whether or not the department has sufficient information to process the application and shall send a copy of the application by certified mail to the property owners of record. The department shall make the determination that an application is sufficient within 15 days working days of receipt of an application. If the application is not sufficient to process, the department shall specify what additional information is necessary.

(4) When an application is sufficient, the department shall prepare a designation report for consideration by the Historic Preservation Board which shall contain the following information:

- a. Proposed legal boundaries of the local historic resource, archaeological site, or historic district;
- b. An analysis of the historic or archaeological significance of the nominated property;
- c. For those public buildings which have public access, an analysis of interiors with features of exceptional architectural, aesthetic, artistic or historic significance;
- d. Any proposed specific land development regulations;
- e. Any conditions beyond the standards contained in the Unified Development Code or conditions based on the development standards for historic districts and sites of section 27-2439.

D. Public hearings required for local historic site or district designation.

(1) After the department prepares the designation report, the board shall conduct a public hearing to evaluate and receive comments regarding the application. For each proposed designation of an individual site or district, and except as otherwise provided herein, the board is encouraged to obtain the approval of the owners of properties proposed for designation, by providing information on the benefits of designation. The owners of properties within a proposed local historic district shall be given an opportunity at the public hearing to object to the proposed designation.

(2) The department shall, by certified mail at least 15 calendar days prior to the public hearing, mail a copy of the designation report and a notice of public hearing to the property owners of record as determined by the most current Santa Rosa County property tax rolls then available. Refusal to accept this notice of public hearing shall not invalidate the hearing. Notice shall also be provided by publishing a copy thereof on the Santa Rosa County website or in a newspaper of general circulation within the city at least ten calendar days prior to the date of the hearing. All interested parties shall be given an opportunity to be heard at the public hearing.

(a) In addition, all property owners of record, as determined by the most current Santa Rosa County property tax rolls, whose property is nominated as a site or within a proposed district shall be sent courtesy notice of the public hearing. However, failure to receive such courtesy notice shall not invalidate the hearing.

(3) Upon the mailing of the designation report to the property owners, the city shall cease issuing permits for any new construction, alteration, relocation or demolition of the property which is the subject of a proposed designation. No permits shall be issued by the city until after the city council approves or denies the nomination for historic site or district status, or the application is withdrawn by the person or entity who has initiated the application.

(4) After the close of the public hearing, but no later than 45 calendar days following the close of the public hearing, the Historic Preservation Board shall vote at a public hearing and make its recommendation to the city council on the designation.

(5) The city council shall thereafter hold a public hearing following the same notice requirements set forth in subsection (d)(2) of this section.

(6) If the board recommends designation of a district, a vote of the property owners shall be taken prior to the public hearing before the city council. The city shall send by certified mail to each record owner a ballot, notification of the date the ballot is due back, and a self-addressed, stamped envelope. Each parcel as identified within the proposed district shall have one vote. The owners of record of each parcel shall have the right to affirmatively remove their parcel from the proposed district by voting in opposition to the creation of the district. The marked ballots shall be returned to the town clerk within 30 calendar days from the date of mailing of the ballots.

(a) The board shall modify the proposed district to include only those parcels as identified whose owners of record have submitted a vote affirming their desire for their parcel to be designated as part of the proposed district.

(b) After modifying the proposed district boundaries based upon the votes of the parcel owners, the board may proceed to a public hearing to determine whether to approve the proposed district.

(7) At its public hearing, the city council shall consider the application, all relevant support materials, the designation report, the recommendations of the Historic Preservation Board and the criteria for designation, and may, at the conclusion of the hearing, adopt a resolution approving, approving with conditions, or denying the historic site or district designation. For property not owned by a governmental entity, a supermajority vote of the city council is required for designation. For single-family homes, the approval of the property owner is required for designation.

(8) Amendment or rescission. The city may amend or rescind any designation provided it complies with the same notice and public hearing requirements and other procedures used in approving the original designation.

- E8. Requirement for construction activity.** In the event that a proposed development plan has been identified by the Planning and Development Department to be in the vicinity of an archaeologically significant site, the department shall require the owner to alert construction personnel in regards to this information. If at any time, a potentially significant archaeological site or artifact is uncovered during the development process, the owner shall notify the city. The city shall contact and consult with the University of West Florida, Office of Cultural and Archaeological Research and/or other appropriate state officials to determine the significance of the resource and identify the need for mitigation measures.

11.6 TREE PROTECTION

A. Heritage tree preservation.

- (1) Heritage trees shall be preserved within the city unless removal is mitigated as set forth below. All land uses shall comply with the requirements of this section. Heritage trees, determined to be dead and/or diseased to a point beyond recovery or to present a danger to persons or property by a certified arborist or Florida licensed landscape architect shall be exempted from the following requirements, in accordance with F.S. § 163.045.
- Protective measures during construction activity shall be afforded to heritage trees consistent with the requirements contained in subsection 11.6(B)(8).
 - Any application to remove a heritage tree shall specify the location and size of such tree and detail the reasons necessitating its removal. Such applications shall be reviewed and acted upon by the Planning and Development Department.

B. Protected Trees.

- (1) *Intent.* It is the intent of this section to:
- Provide for the preservation of protected trees;
 - Help preserve the environment's ecological balance;



Agenda Item # 2023-1348

Design Phase of Hwy 90/Caroline St. Update

MEETING DATE

March 16, 2023

PREPARED BY

BACKGROUND

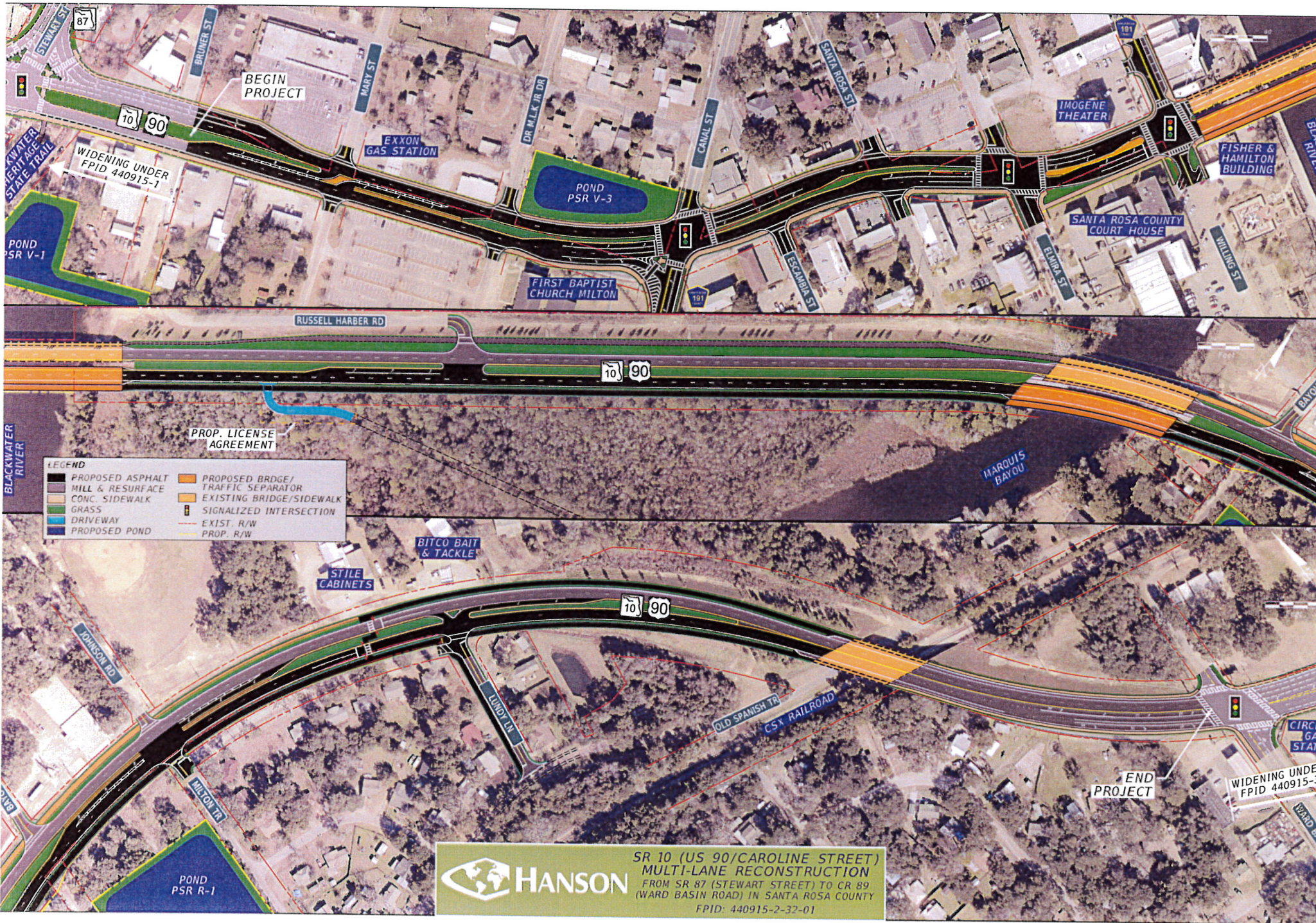
Update

SUMMARY

RECOMMENDATION

ATTACHMENTS

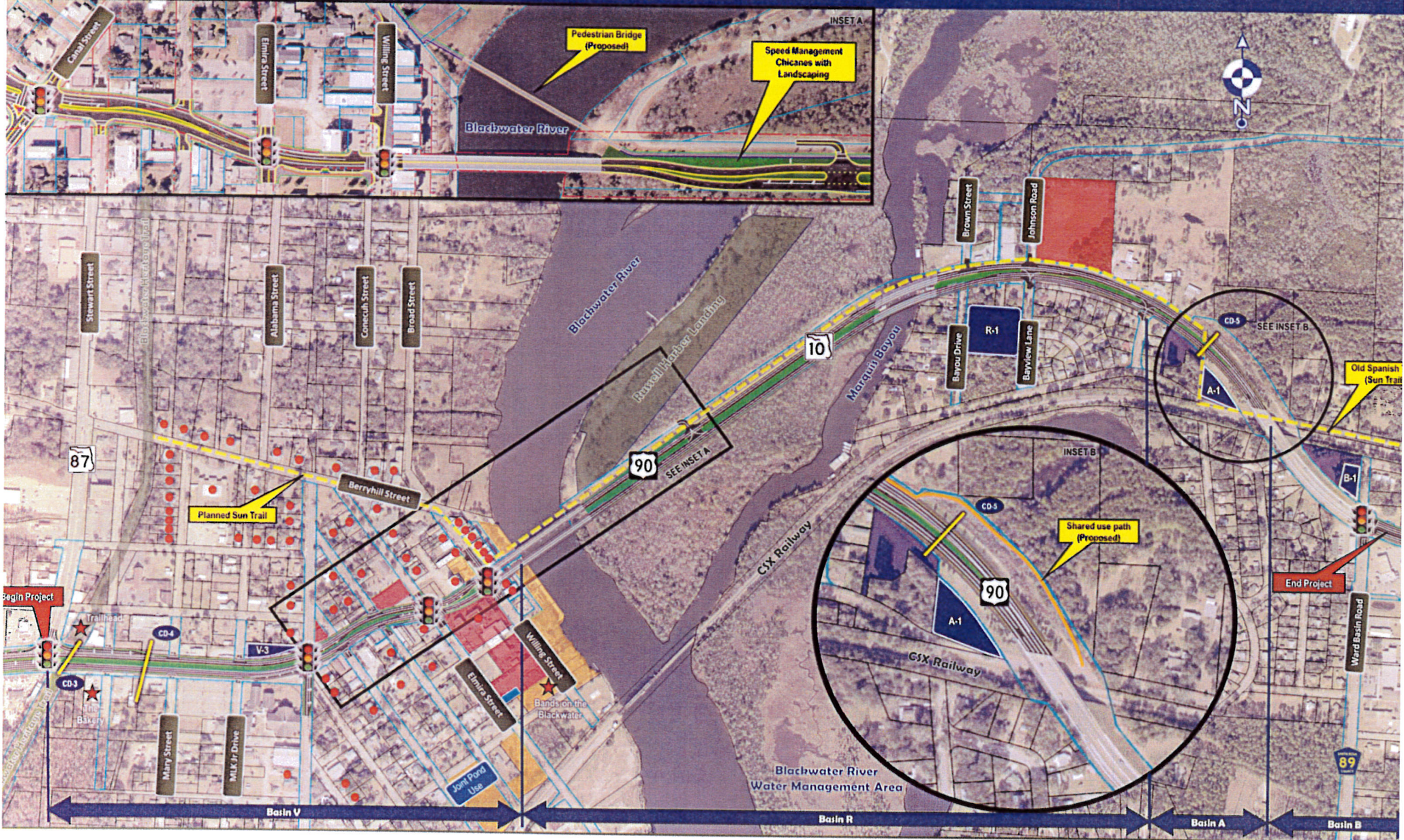
1. Design Phase of Hwy 90 Update





PROJECT LAYOUT MAP

State Road 10 (US 90) Caroline Street
From SR 87 to Ward Basin Road, Santa Rosa County
FPID No. 440915-2-32



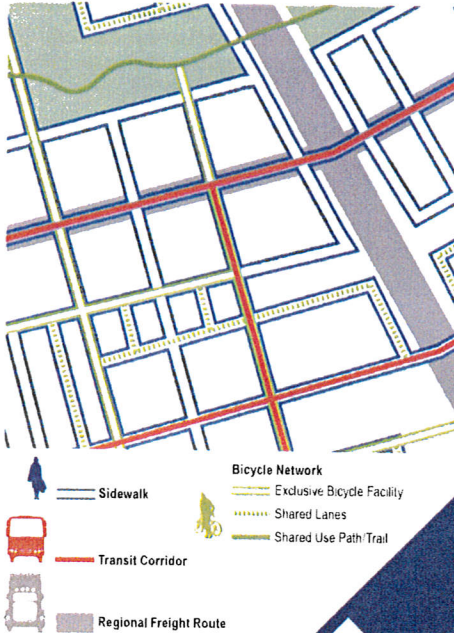
WHAT IS THE ROLE OF LOCAL PARTNERS?

A network of Complete Streets cannot be built entirely within the state roadway system and solely within FDOT's right of way. Transportation system and development pattern (such as land use, development density and intensity, building design, and site layout) are inextricably linked, and both have an effect on travel choices and mobility. A robust, connected roadway network provides options for the movement of people and goods and is the foundation for safe and comfortable travel for pedestrians, bicyclists, and transit riders.

Local governments and metropolitan planning organizations (MPOs) are responsible for land use and transportation planning to create supportive infrastructure and development patterns that match community goals and visions. Comprehensive plans, subarea plans, and land development regulations are some of the documents that will be reviewed to determine future visions and other land use-related items in evaluating context classification.

FDOT will apply criteria and standards based on the context classification. There is no separate FDOT funding category or FDOT funding source specifically for Complete Streets. Projects that require modifications to comply with criteria associated with the context classification will be funded through the funding programs currently available to Federal, State, and local roadways, as appropriate. The existing MPO funding process will remain the same. If local governments or other partners would like to include features that go beyond what is required by FDOT design criteria, such as decorative lighting or landscaping, patterned pavements, or street furniture and wayfinding, local communities must coordinate with FDOT to align local resources and projects with the FDOT project.

CONTEXT-SENSITIVE SYSTEM OF COMPLETE STREETS



WHAT IS FDOT'S APPROACH TO COMPLETE STREETS?

In September 2014, the Florida Department of Transportation (FDOT) adopted the Statewide Complete Streets Policy (Topic No. 000-625-017-a). Complete Streets serve the transportation needs of transportation system users of all ages and abilities, including pedestrians, bicyclists, transit riders, motorists, and freight handlers. A transportation system based on Complete Streets principles can help to promote safety, quality of life, and economic development.

Safety: Safety for all users is FDOT's top priority. Roadways with context-appropriate speeds can result in reduced fatalities and serious injuries. The Complete Streets approach considers the mobility, convenience, accessibility, and safety of all road users, and places an emphasis on the most vulnerable users of a given roadway.

Quality of Life: A Complete Streets approach helps to align transportation decisions with land use, resulting in quality places where transportation investments support a community's quality of life.

Economic Development: A Complete Streets approach connects communities and supports Florida's existing economic centers, employment centers, and visitor destinations by striving to provide the highest level of multimodal infrastructure in these core areas.

Implementing Complete Streets is an FDOT department-wide priority. The Complete Streets approach builds on flexibility and innovation in roadway planning and design to put the right street in the right place.

Putting the
right street in
the right place.

WHEN WILL COMPLETE STREETS BE IMPLEMENTED?

The determination of a roadway's context classification is required in order to utilize the criteria in the FDOT Design Manual (FDM.) The context-based criteria in the FDM will be required on projects that have not begun design by January 1, 2018, and may be applied to active design projects at the discretion of the district. For PD&E projects, implementation of context classification and the FDM is required for projects that have the Public Hearing scheduled in April 2018 or later. The 2017 Plans Preparation Manual (PPM) will apply through the completion of the PD&E studies for projects that have the Public Hearing scheduled prior to April 2018. Criteria contained in the FDM may also be applied earlier at the discretion of the district.



WHERE CAN I FIND MORE RESOURCES?

WWW.FLCOMPLETESTREETS.COM

DeWayne Carver, AICP
State Complete Streets Program Manager
(850) 414 4322
dewayne.carver@dot.state.fl.us

Revised 3/29/2018

WHAT IS FDOT CONTEXT CLASSIFICATION?

Complete Streets are context sensitive, and the approach provides transportation system design that considers local land development patterns. Roadways will be planned and designed to support the safety, comfort, and mobility of all users based on the unique context of each roadway. The FDOT context classification system broadly identifies the various built environments existing in Florida. The context classification of a roadway will inform FDOT's planning, Project Development and Environment (PD&E), design, construction, and maintenance approaches to ensure that state roadways are supportive of safe and comfortable travel for their anticipated users. Identifying the context classification is a preliminary step in planning and design, as different context classifications will have different design criteria.

The Context Classification document presents and explains the Context Classification Matrix, which outlines the measures used to determine context classification. These include:

- (1) **Distinguishing Characteristics**, which give a broad description of the land use types and street patterns found within each context classification
- (2) **Primary Measures**, which measure the roadway connectivity and building use and form
- (3) **Secondary Measures**, which look at existing and allowed development intensity



Agenda Item # 2023-1349

Fisher Hamilton Bldg. Marker/Courthouse Discussion

MEETING DATE

March 16, 2023

PREPARED BY

BACKGROUND

SUMMARY

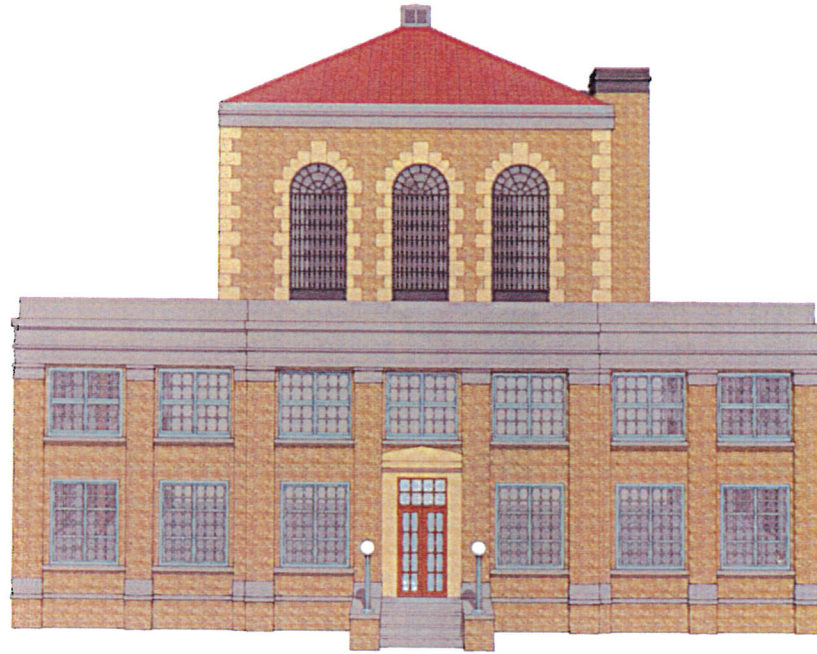
RECOMMENDATION

Discussion Item

ATTACHMENTS

1. Fisher Hamilton Plaque
2. SRHS Courthouse Rehabilitaiton Plan Final

THIS PROPERTY
IS LISTED IN THE
NATIONAL REGISTER
OF HISTORIC PLACES
BY THE UNITED STATES
DEPARTMENT OF THE INTERIOR



1927

The Santa Rosa County Courthouse - Milton, FL REHABILITATION PLAN

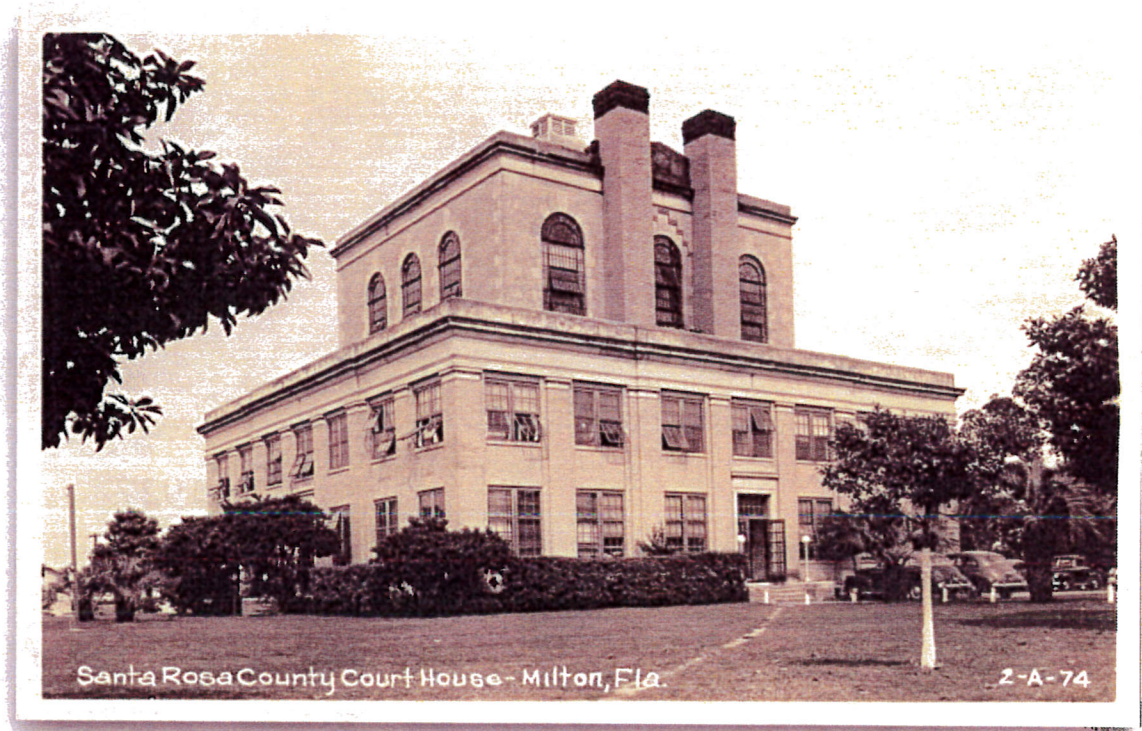
presented by *The Santa Rosa Historical Society*

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Historic postcard view of the Santa Rosa County Courthouse c.1940s
Courtesy of the Santa Rosa Historical Society

This proposal is purely conceptual. All concepts contained herein are subject to change based on architectural, engineering, and design requirements as outlined in state and local building codes.



The historic Santa Rosa County Courthouse as it currently appears

Introduction

The Santa Rosa County Courthouse has stood at the center of downtown Milton, Florida for over 90 years now. Though it still serves as the courthouse, the county has long since out grown it, and the building is in need of repairs and multiple upgrades. Rather than continue to rehabilitate the historic courthouse for on-going judicial purposes, the County Commission has resolved to build a new facility. In 2017 the commissioners purchased a large 19 acre tract off Avalon Blvd. for that very purpose, with plenty of room for future expansion. This begs the question...what is the fate of the historic courthouse?

While the majority of the historic building is still intact, it has also been altered by years of changing tastes and well-intentioned “improvements.” Issues with compliance over the Americans With Disabilities Act, overall size constraints, and antiquated amenities are among some of the reasons cited for these various changes. Beginning in 1960 the courthouse underwent major renovations which resulted in some of its original features being lost or covered up. As evident from the postcard image on the previous page, the courthouse once had a large penthouse on the top floors, which served as the county jail. Locals still remember the days before it was removed for structural reasons. They tell stories of prisoners hanging out of the upper windows and hooting and calling to all the girls in the square below. The original wood sash windows have also been replaced by aluminum, and the four symmetrical facades have been obscured by additions, also from the 1960s.

What will become of the historic courthouse once the new facility has opened has not yet been determined. This proposal is being developed in an effort to influence that decision, and will include a detailed plan for the continued use of this important local landmark.

Historic downtown Milton is located at the upper navigable limits of the Blackwater River in the center of Santa Rosa County, Florida. The City of Milton has close to 10,000 residents and is surrounded by predominantly rural areas; specifically the Blackwater River State Forest (the largest in Florida) to the East, and the agricultural town of Jay to the North. The historic district is compact but contains marvelous examples of vernacular brick commercial buildings, antebellum homes, wood frame Folk-victorians, Colonial Revival and Craftsman style residences. State Highway 90, once the major west to east corridor across the panhandle, runs through the center of the district. Currently it is a two-lane highway. The Milton Historic District was listed on the National Register of Historic Places in 1987.



Aerial view of Milton, 2013 - Photo courtesy of Paxton Corwin



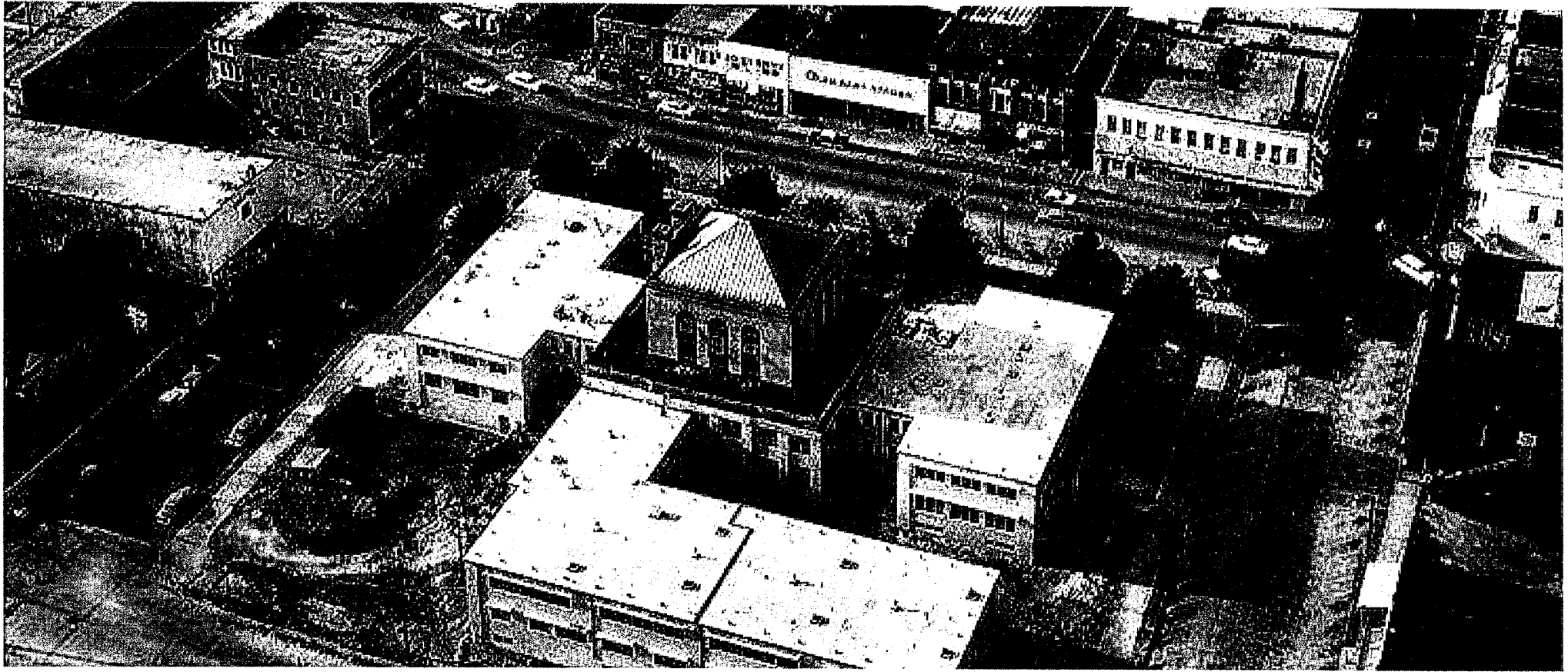


History

This aerial view of downtown Milton was taken in 1927, the year the county courthouse was built.

Courtesy of the Santa Rosa Historical Society

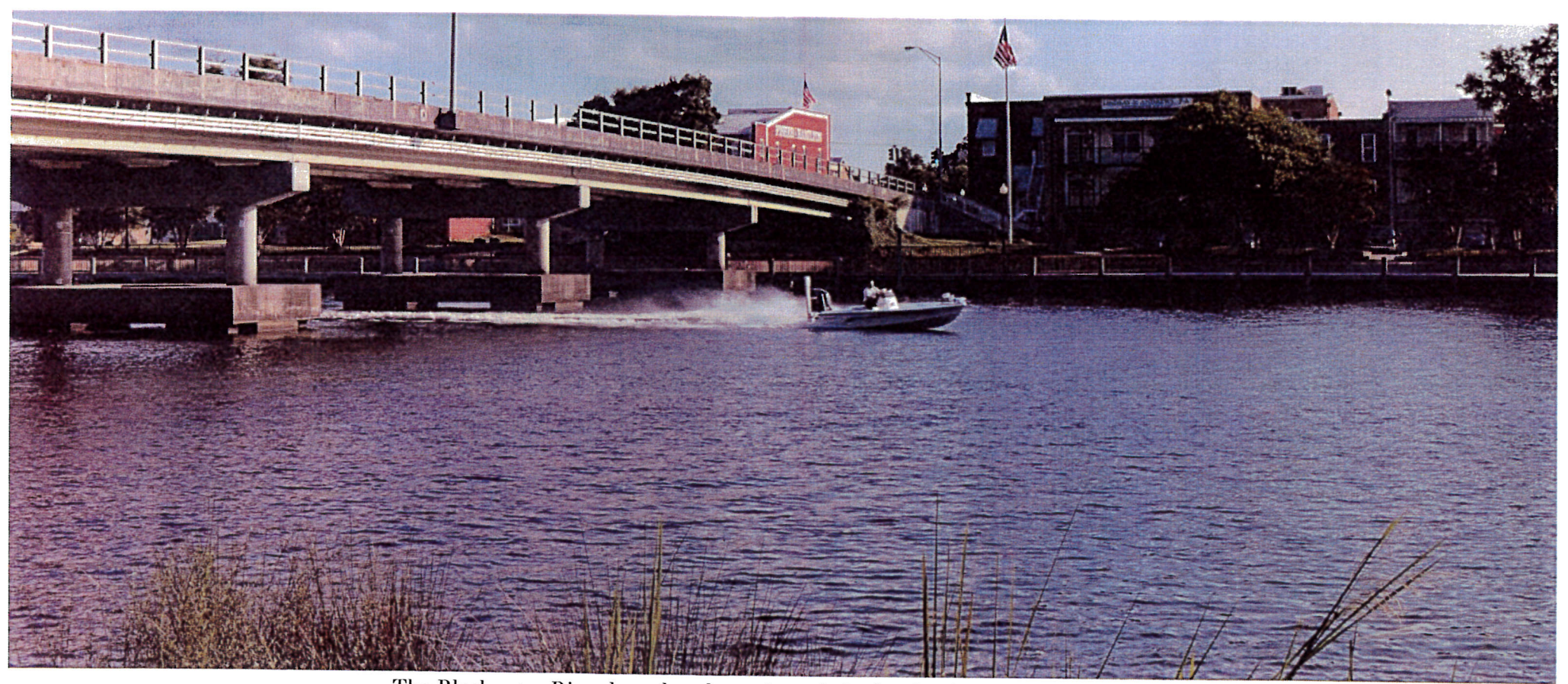
Milton is one of the oldest cities in the state of Florida. Founded by Benjamin Jernigan in 1830, it went by several different names early on – Jernigan’s Landing, Scratch Ankle, Hardscrabble, Mill Town, and eventually Milton. Jernigan was attracted by the large tracts of old-growth yellow pine, which he processed into lumber at the water-powered sawmill he built. Milton was incorporated as the Santa Rosa County seat in 1844. The city played a major role in the 19th and early 20th century lumber trade as one of the largest exporters of yellow heart-pine. Timber from Milton was used to build structures from Texas to South America; from Germany to Italy. In 1860, Milton boasted a thriving business district, three steam powered sawmills, wharves, hotels, brickyards, several churches, schools and a newspaper - helping earn Santa Rosa the distinction that year as “Florida’s most industrialized county.” Large shipyards were located along the banks of the Blackwater River, which also served as a 19th century highway of commerce. During the Civil War two Confederate gunboats were near completion at those shipyards. Retreating Confederates burned them both along with the mills to keep them from falling into Union hands.



Aerial view of the courthouse, c.1960. New additions now obscure the four identical facades and occupy much of the square.
Courtesy of the Santa Rosa Historical Society

The current courthouse is actually Santa Rosa's third. The first structure was not in the immediate downtown vicinity, but was built on nearby Berryhill Road. It was destroyed by fire. The second courthouse was constructed in 1877 on the north-east corner of the present-day site, where it stood for over 40 years. However, in the early 1920s county engineers began to express their concern that the building's cupola was causing structural problems. As a temporary solution the cupola was removed, but the building's days were numbered. The county commission voted to erect a new building.

Architect, Chandler Younge was selected to design the current courthouse, and the S.F. Fulghum Co. of Montgomery was hired as the general contractor. Prior to its dedication on July 4, 1927, the Milton Gazette called the new courthouse, "the most modern in the state." Built of yellow brick, and designed in the Neo-Classical style, the courthouse was exactly 80 feet squared, with pilasters that spanned the first two floors. Like a wedding cake, the building had a monumental style penthouse on top with tall arched windows that served as the county jail. In 1960 the county added east and west wings to the building. A few years later, just like its predecessor, the penthouse was blamed for structural problems and removed.



The Blackwater River has played a major role in the development of downtown Milton as the Santa Rosa County seat.

Context

The Santa Rosa County Courthouse is located in the center of downtown Milton, Florida on the banks of the Blackwater River. The River is the very reason Milton exists, and for nearly 100 years its banks were dotted with sawmills and ship yards. The river was used as a means to transport lumber. The quickest route to nearby Pensacola was aboard a ferry which sailed down the Blackwater out into the Gulf. The river was essentially a highway of commerce before the railroad and a modern road system connected Milton to the outside world. Today the river is a much quieter place, save for the occasional jet ski or motor boat. The industry is long gone and the river is used largely for recreation. In 1987 the City of Milton completed the River Walk along the western banks of the Blackwater.

The Milton Historic District is listed in the *National Register of Historic Places*. Highway 90 (or Caroline Street) cuts right through the middle of the district. This has posed a problem for over 50 years as the Florida Department of Transportation has repeatedly proposed widening the road to four lanes. This would necessitate the demolition of at least one structure, the Fisher-Hamilton building (1877), which sits caddy-corner to the courthouse at the foot of the bridge over the Blackwater. A four-lane highway would also potentially take a large portion of the courthouse square, increase traffic, and change the character of downtown permanently.



This view of downtown Milton, taken from the courthouse lawn, reveals a very small but significant historic district with a mix of late 19th and early 20th century buildings.

Across the street from the courthouse is the Imogene Theatre (1912), owned by the Santa Rosa Historical Society. Today, the Imogene sits alone on the block and is the only building on the north side of Hwy. 90. A disastrous fire in 2009 destroyed two commercial buildings to the west of the Imogene, nearly claiming the theatre as well. The old bank building to the east of the theatre burned in 1968 and has been a parking lot for over 40 years. These lots are perfect for new period-appropriate infill, built to scale.

The west side of courthouse square is bordered by the Exchange Hotel (1914), which serves as professional offices; and a local Law Firm, located in new infill development. Behind the courthouse is a large piece of vacant land that belongs primarily to the county, and a few other private property owners. There have been several proposals for possible use of this land - including a village green with splash pad and bandstand. There is more than adequate land available for green space, thus the current historic building should not be sacrificed for such, but must be reused to serve a more vital purpose.

The grounds of the courthouse square were once covered with mature magnolias, but they were all destroyed after the high winds and flooding of Hurricane Ivan in 2005. The magnolias have since been replanted, along with new cedar trees - these will remain as part of the rehabilitation plan.

In 2006, the jail (added to the rear of the courthouse in the 1960s) was demolished, and replaced with modular buildings added to accommodate the clerk's office. The major benefit of this proposal is the opportunity to restore each of the building's four identical facades. To accomplish this, the wings and the modular addition will have to be removed. This will open up the courthouse square and allow Oak Street to be restored as an active road.

The downtown received major infrastructure improvements in 2003 thanks to a CDBG grant - which included burying power lines, new sidewalks, landscaping, and period lamp posts. Part of this rehabilitation plan includes a restoration of the square, opening Oak Street to the South, as well as creating pull-in parking around the entire perimeter. When added to the existing city parking lot that sits caddy corner to the courthouse, there should be more than sufficient parking for such a small downtown.

The courthouse and the square are central to the downtown plan - they define everything. This is what makes the building such a strategic part of the revitalization effort. Due to its size and central location it would make an effective magnet for foot traffic, especially if retained as a public building - like a library. If the land behind the current courthouse is utilized as public space for events, or for new infill, this will also help draw people downtown.

The Imogene Theatre

Fisher-Hamilton Building / Hwy. 90

Santa Rosa County Veterans Plaza



The Exchange Hotel

Santa Rosa County Courthouse

Byrom Law Firm - infill

Empty lots

Oak Street blocked by modular buildings



The Courthouse is large enough to accommodate a 35,000 square foot state-of-the-art library.

Photographer unknown

Rehabilitation Proposal

The courthouse is the largest building in downtown. Since Milton is a relatively small historic district the court and its auxiliaries occupy most of the other buildings. Thus, people in Milton do not think of downtown as a destination, unless one is looking for legal services. The most effective way to change this perception is to create a downtown magnet with the broadest appeal to residents - something everyone can use. Thus, it is proposed the historic county courthouse be transformed into a new downtown branch of the Santa Rosa County Public Library system. The general appeal of such a facility would generate enough foot traffic on a daily basis, all year long, to bolster existing businesses and encourage new businesses to open downtown. The highest and best use for the land and the building is a public facility.

This proposal includes an ambitious restoration of the building's exterior to its original 1927 appearance, a major rehabilitation of the interior to accommodate a new state-of-the-art library, and the creation of additional downtown parking. The library system has sought to build a new structure for over 10 years to house the main branch, but has never had sufficient funds. They are in desperate need of more space to expand their services. This plan would make that a reality, while giving the courthouse a second life, and infusing new energy into downtown,



The Provo City Library is located in the old Brigham Young Academy building, which is larger, older, and was in worse shape then the county courthouse.

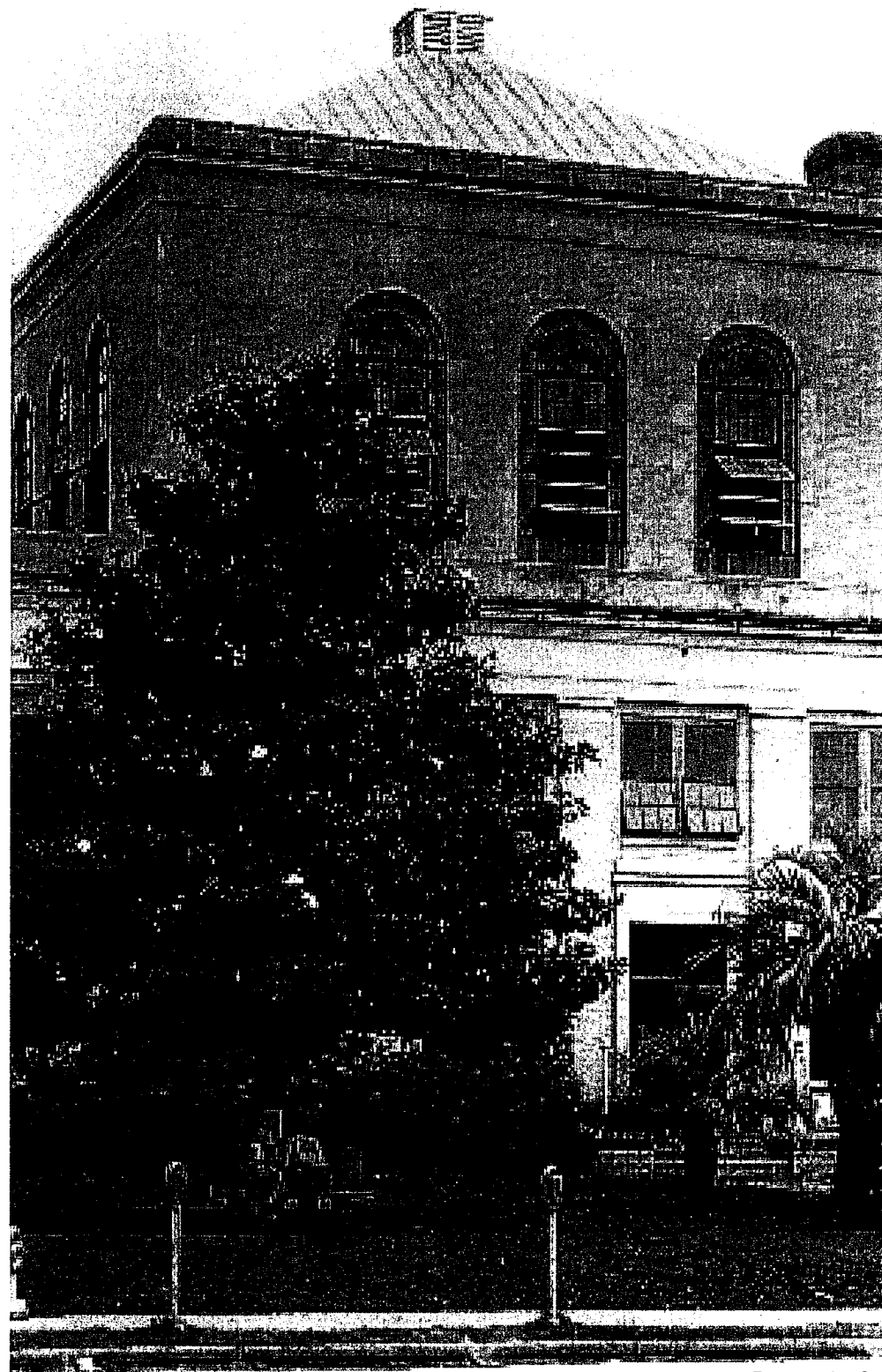
Photographer unknown

Adaptive Reuse of the Santa Rosa County Courthouse will not be easy. The building is old, its electrical and plumbing systems outdated, and there is considerable demolition that will need to take place before the restoration can even begin. Then there is the challenge of adapting the building to an entirely new use for which it was never designed to accommodate. Fortunately, there are countless examples of historic buildings that have been successfully adapted to new uses, and even a handful which have been transformed into libraries (see page 30). One of the most successful and ambitious rehabilitations is the adaptive reuse of the old Brigham Young Academy Building (1891) as the new Provo City Library in Provo, UT. The building was largely gutted and new structural elements built inside the existing brick envelope. The building was in a severe state of disrepair, far more serious than the County Courthouse, and was only saved thanks to a largely grass roots fundraising effort. The building features an art gallery, ballroom, and offices, while the library itself is housed in a new building behind the Academy.

The rehabilitation of the Santa Rosa County Courthouse will include a faithful restoration of the building's exterior to its 1927 appearance - this includes:

1. Removing the wings and modular buildings
2. Restoration of the four identical facades
3. Replacing all the modern aluminum frame windows with wood sash windows that resemble the originals
4. Reconstructing the top portion of the building with its distinctive arched windows and set of massive chimneys.
5. Returning the square to its original footprint and opening Oak Street back up to through traffic.

The interior floor plan of the building has been altered over the years, and is not well-suited to the concept of a library, which requires a lot of open space. As a result, certain walls will be selectively removed. Every effort will be made to save the original elements that survive inside. This plan calls for utilizing all three floors, as well as the basement, which actually extends beyond the main part of the building to the wings. A new structural steel skeleton will be built within portions of the building to support the reconstructed upper floors.



Courtesy of the Santa Rosa Historical Society

The Santa Rosa County Courthouse

Exterior Appearance - Current

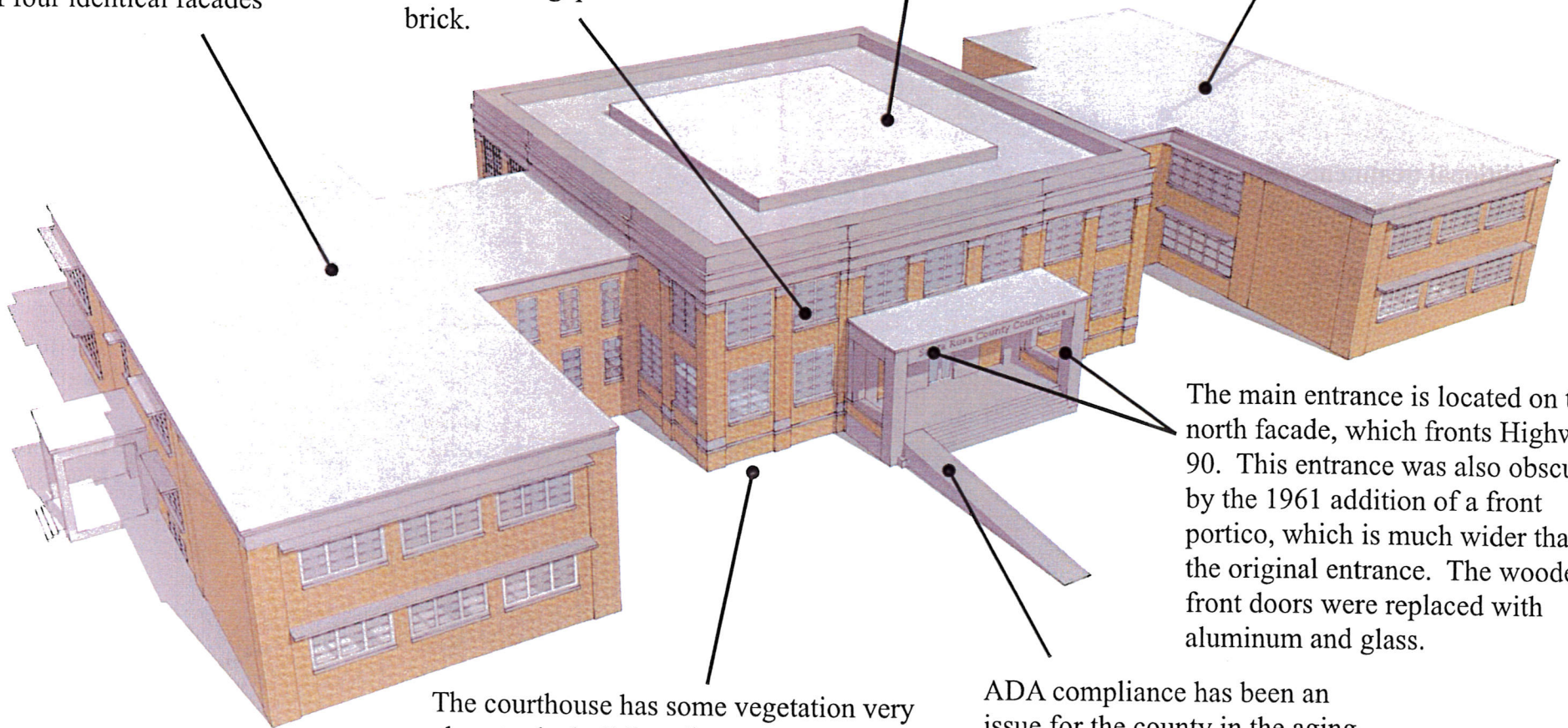
The following depicts the current appearance of the courthouse and how it has been changed over the last 60 years.

The east and west wings are additions from 1961 and were built to accommodate the county's need for more space. They have obscured the original design intent of four identical facades

The original wood sash windows were removed and replaced with fixed aluminum windows. These windows are also shorter than the originals which created the need to fill in the gaps with similar brick.

The platform from the original jail is still on the roof of the historic portion of the courthouse

The east and west wings have full basements below them.



The main entrance is located on the north facade, which fronts Highway 90. This entrance was also obscured by the 1961 addition of a front portico, which is much wider than the original entrance. The wooden front doors were replaced with aluminum and glass.

The courthouse has some vegetation very close to the building that runs around its perimeter. This can trap moisture and is also obscuring architectural features such as the concrete water table and pilaster bases.

ADA compliance has been an issue for the county in the aging courthouse. The handicap access ramp is currently on the front of the building

The Santa Rosa County Courthouse

Exterior Appearance - Restoration Proposal

The following depicts the changes that will be made to return the courthouse to its original 1927 appearance...

The modular buildings on the back of the courthouse will be removed and Oak Street will be reopened to through traffic

*Additional treatments will include cleaning the staining on the brick and ornamental stonework

The east and west wings will be removed and the facades will be completely restored. The basements under the wings will be retained and used as part of the new library

Replica wood sash windows will replace the modern aluminum ones

The large chimneys that were once part of the building can be reconstructed to serve as elevator shafts. This will avoid having to add new elevator shafts that would interfere with the architecture.

The jail will be reconstructed to serve as a reading room, gallery, and library cafe.

The plants and vegetation will be removed from around the base of the building

Each of the four entrances will be restored to their original design, including the narrow steps, stone surround, and double wood doors

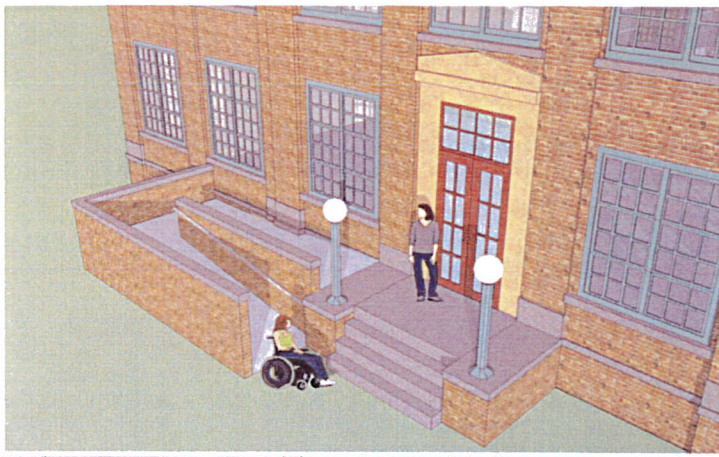
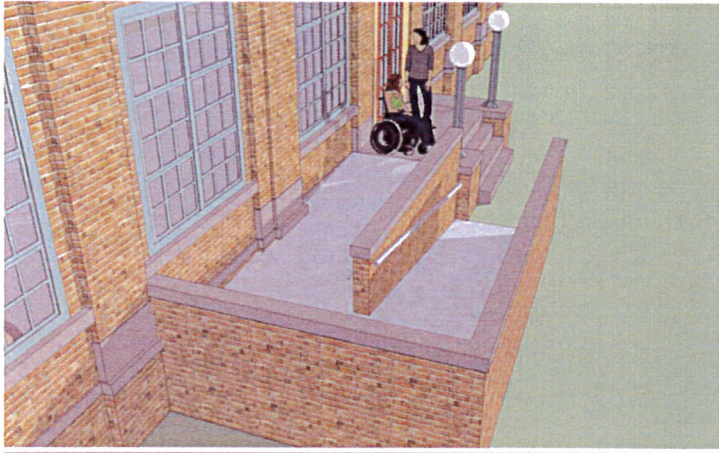
Replica lamp posts will flank each of the four entrances. A new ADA ramp will be added to the south facade (see page 14)



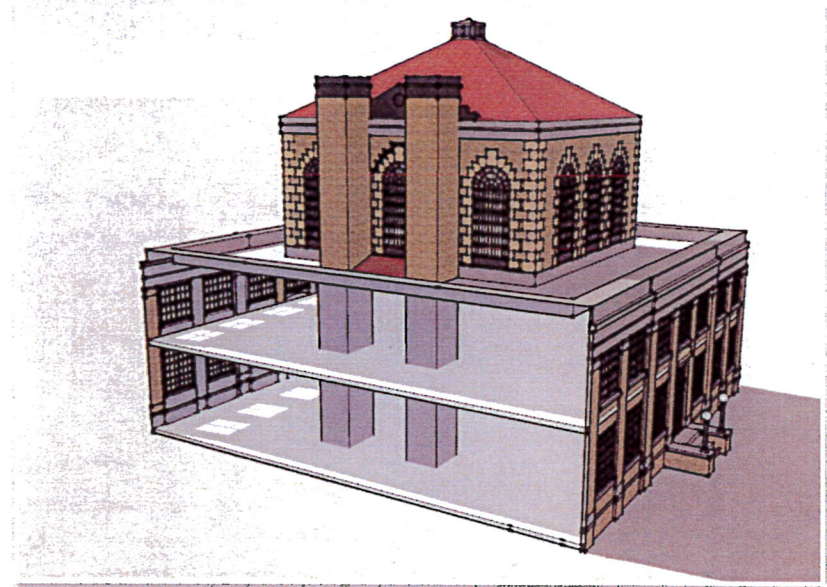
13 Artist rendering of the restored Santa Rosa County Courthouse

ADA Compliance

Historic buildings often require many upgrades in order to keep them in continued use. It can also be a challenge to keep older buildings compliant with current code. Although many historic structures are exempt from such codes, there are certain requirements that are about basic rights, such as access to public buildings. For many years the Santa Rosa County Courthouse has not been in compliance with the Americans with Disabilities Act (ADA). This rehabilitation will be an opportunity to address some of those issues.



Pictured above is a proposed new ADA ramp built with similar yellow brick and stone accents to match the existing building. The ramp would be located on the South facade with pull-in handicap parking available nearby. This ramp would replace the existing ramp located on the North facade.



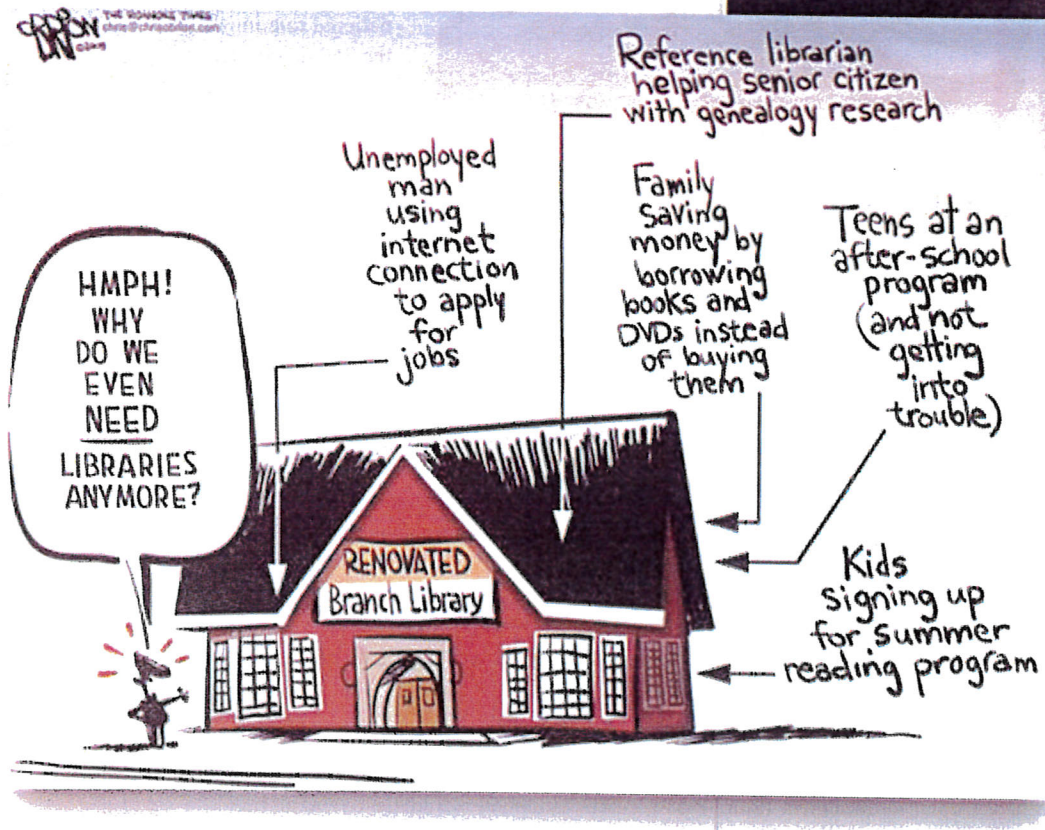
(Above) There was no lift or elevator installed in the courthouse in 1927. The current elevator is located in the west wing. Since the rehabilitation plan calls for the demolition of the wings, the courthouse will be left without access to the basement and top floors. In an effort to maximize square footage and prevent the addition of exterior elevator shafts (which would completely detract from the original design intent) it is proposed the two large chimneys that were once a part of the building be reconstructed and used as elevator shafts. A smaller commercial elevator will have to be used to fit the space with the mechanical systems most likely in the basement.



The most creative solution to provide accessibility while protecting historic fabric and integrity is the installation of a "hidden lift" (pictured above). The ADA entrance stairs are configured for regular foot traffic, but when a handicapped individual approaches and calls for the lift the stairs retract revealing a lift platform. The lift elevates the individual to the same level as the landing. Called *Sesame Steps*, this lift is made by *Allgood Trio*. The draw-back is they are expensive and can require routine maintenance. To watch a video demonstration go to: <https://www.youtube.com/watch?v=Qo0ZGkYik28>

New & Expanded Library Services

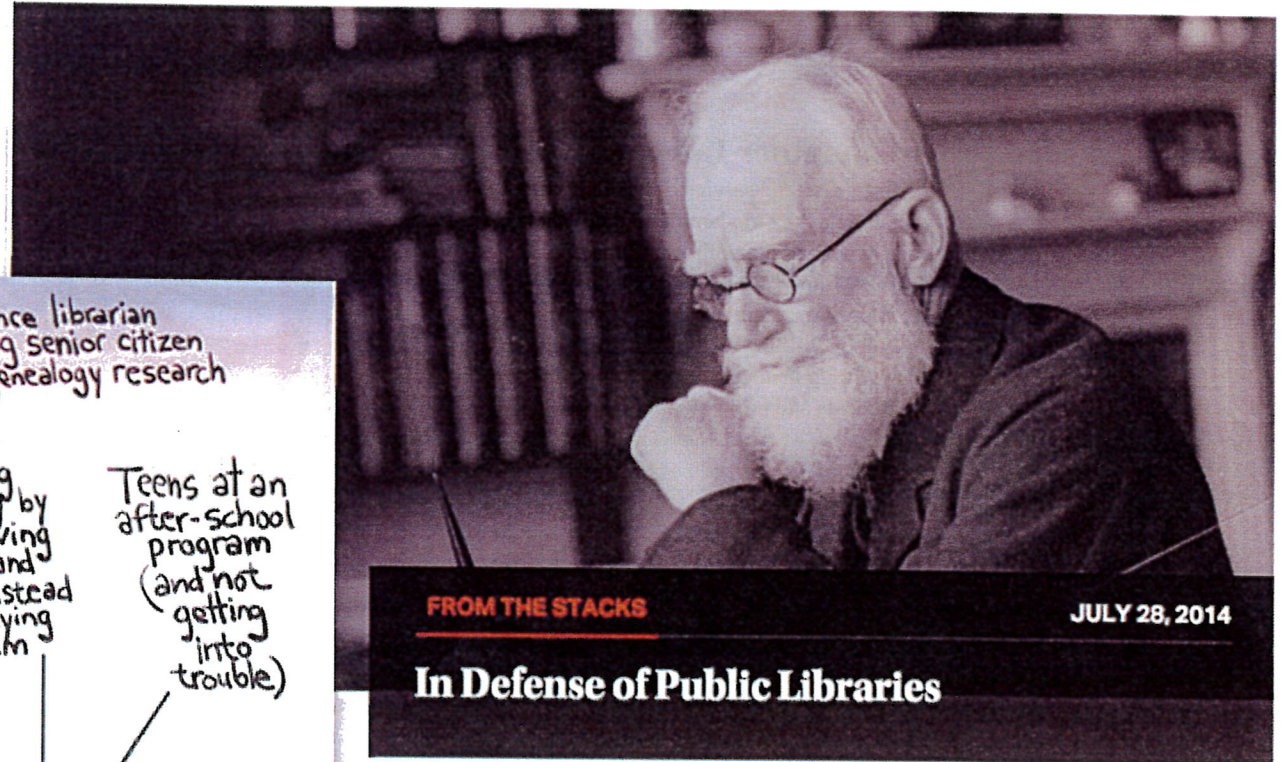
Libraries are no longer dusty repositories for books, yellowed-card catalogues, and microfiche - but rather vital community and media centers providing internet, technology, and other sorely needed resources to the community. The following section of this proposal focuses on the new and expanded services that would be provided in a state-of-the-art library at Courthouse Square.



NEW REPUBLIC

POLITICS CULTURE MAGAZINE

The Latest Books Podcast Climate Paid Leave

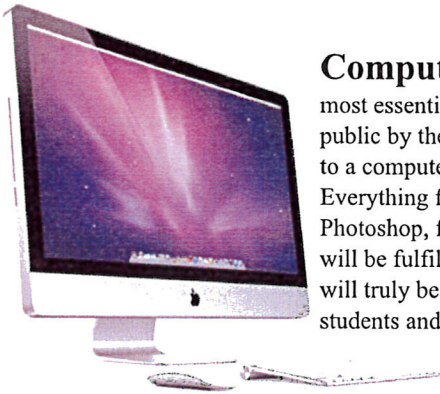


By George Bernard Shaw

In the spring of 2012, the New York Public Library (NYPL) unveiled a plan to renovate the flagship building at 42nd Street. Farewell to the miles of dusty stacks (which would be unceremoniously shipped to New Jersey). An array of critics and writers—Mario Vargas Llosa, Salman Rushdie, Francine Prose—immediately protested. Some even dressed up as books and demonstrated on the library steps. This spring, the library abruptly reversed course and abandoned the much-despised proposal. The episode served as a reminder, just in case anyone needed it, that libraries are fiercely beloved.

New & Expanded Services - Foremost authority on library design at the Boston firm of Perry, Dean, & Rogers, Steven Foote says less space for books and more for meeting areas is a key feature of the new breed of libraries. Foote says new buildings must cater to large groups as well as individual study. The services and spaces proposed on this page embrace that concept.

Children's Area - Possibly the most frequent visitors to the library are the children of Santa Rosa County and their parents. A new children's area will include, not just more books, but a reading room with bean bag chairs, more computers for the youth, and a separate room for library programs. Other details may include murals, and an aquarium size fish tank.



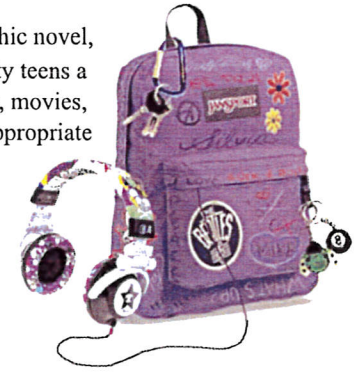
Computer Labs - Maybe the most essential service provided to the public by the modern day library is access to a computer and the internet. Everything from word processing to Photoshop, from job hunting to gaming will be fulfilled by this new, larger lab. It will truly be a valuable resource for students and professionals alike.

Genealogy Library - Among one of the most popular hobbies in America today is genealogy. A new library could double the resources available to help the public find information about their ancestors. Several computers equipped with full subscriptions to ancestry.com would be a huge draw for researchers.



Library Cafe - The library cafe will be located on the upper floors of the library, adjacent to the reading rooms. More and more libraries are including on-site bookstore-style cafes to help attract and retain patrons who would rather frequent Starbucks or Barnes & Noble's. This isolated area will have a beautiful view of the Blackwater River, and allow for a social atmosphere without disturbing the usual tranquility expected within a library.

Teen Area - Whether studying, reading a graphic novel, or just hanging out, this area will provide community teens a safe place of their own. This space will have books, movies, and music as well as other resources relevant and appropriate for today's teens.



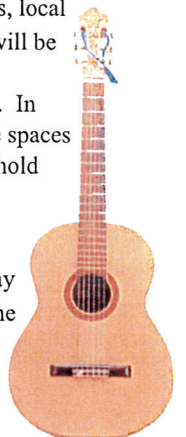
Art Gallery - This free gallery on the library's top floor will feature local and national rotating exhibits, rivaled only by the 360 degree views of the Blackwater River and downtown Milton. Partnerships can be formed with other museums, with exhibits loaned to the county temporarily.

Reading Room - Both physical magazines and iPad reading stations will be available, giving patrons access to innumerable publications from The New Yorker to MAD magazine, from Field & Stream to Popular Mechanics. Located on the upper floors of the library, adjacent to the cafe, this reading room will provide beautiful views of the river below.



Public Meeting Rooms - Community groups, local non-profits, neighborhood associations, and book clubs will be able to utilize these meeting rooms; each equipped with overhead projectors, white boards, and conference tables. In addition to hosting local groups, the county can use these spaces within the restored courthouse as a unique showplace to hold special meetings or host visiting dignitaries.

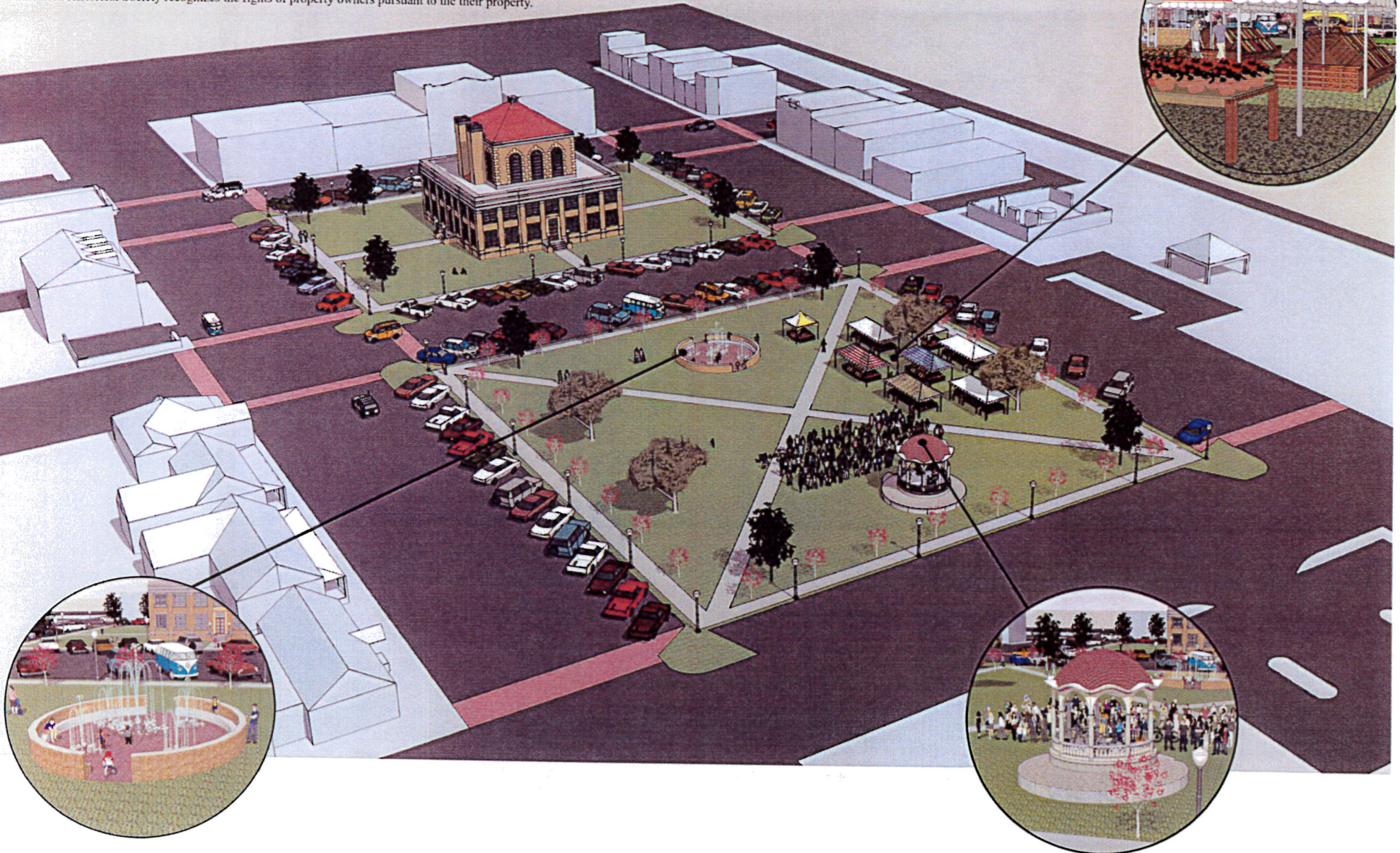
Recital Rooms - Budding musicians will have the chance to play their hearts out in one of several sound proof recital rooms located on the basement floor. Piano, guitar, saxophone, drums, etc. will all be accommodated in these individual private rooms.



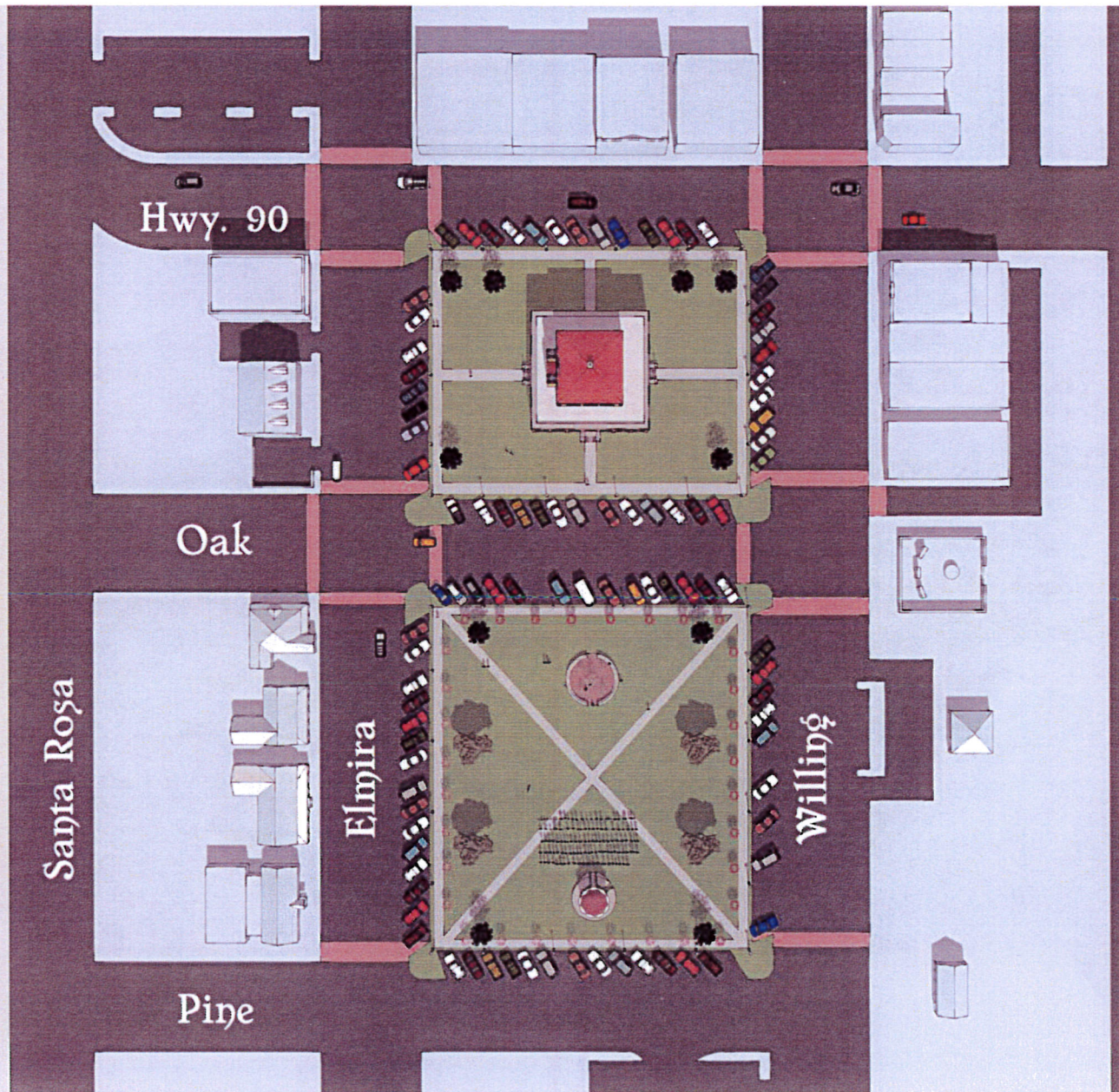
Parking & Village Green

For the last several years downtown Milton has hosted the wildly popular *Bands On The Blackwater*. This growing event has had to make due with less than adequate space along the river. The land immediately south of the current courthouse would be an ideal home for this event with a permanent bandstand; plus enough room for other festivals, a farmers market, and splash pad. The reuse of the historic courthouse will be the true impetus of a Milton renaissance. Green space alone will not attract enough people year round to sustain downtown.

The Santa Rosa Historical Society recognizes the rights of property owners pursuant to the their property.

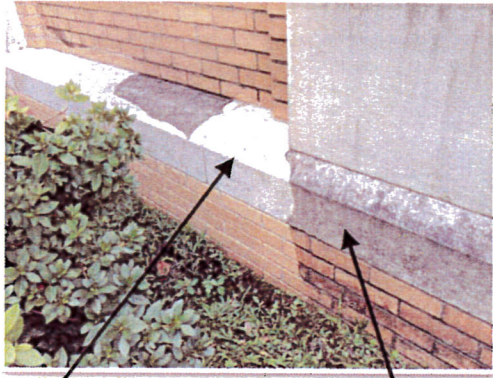


Parking - In the modern age of the automobile, downtowns have always struggled with parking issues. Over the past 60 years it has often been a cities' biased preference for the car over pedestrians and their insatiable appetite for parking that has caused the most damage to urban areas. How many viable businesses, or historic buildings have been lost for parking lots, or wider roads? And yet, whether a real or perceived issue, those concerned about the lack of downtown parking need not worry. By creating pull-in parking around the perimeter of courthouse square and the proposed green space to the south, this will yield **130 - 150** parking spots. This does not include any of the current or proposed city surface-lots or street parking. This configuration will yield more than enough parking for such a small and compact downtown.





Foundations - The Santa Rosa County Courthouse has a solid brick foundation built upon a full basement. There are no light wells around the base of the original building, but several exist around the east and west wings. A stone water table sits approximately a foot and half above the ground and runs around the entire perimeter of the original building. Upon the water table rest the stone bases to each pilaster on all four facades. The stone - thought to be granite from the Appalachian Mountain sheet - is generally soiled, stained, and in need of cleaning. There is evidence of a prior cleaning test-patch on the east side of the building. The test appears to have been successful at removing the stain, but there is no evidence that it was continued or applied to the entire building - as most of the stone is still very dark. There is a considerable amount of vegetation growing right up against the building, some as high as the first floor window sills. The close proximity of these hedges is trapping water and not allowing adequate sun light to dry the stone.

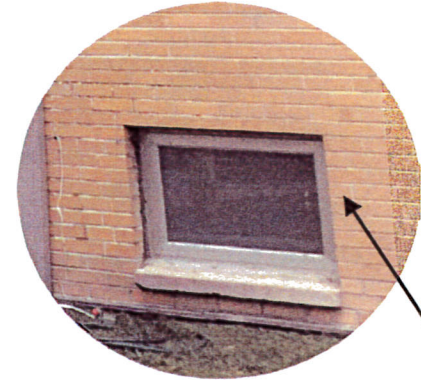


Granite water table - cleaning test patch

Soiled granite



Vegetation growing close to the building

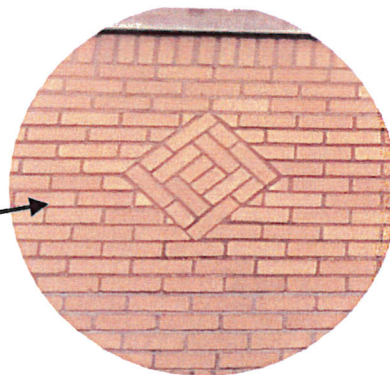


Basement window well in west wing

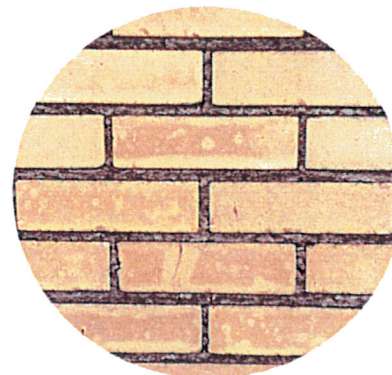
Walls - The Santa Rosa County Courthouse is built of yellow brick, laid in a running bond pattern. The east and west additions were also built with yellow brick in a running bond pattern, and is a very close match to the original masonry. The exterior walls are sound and the mortar joints are intact. Large areas of the brick and stone, especially around the base of the building, are soiled from rain backsplash, improper drainage, and vegetation. This should be easily reversible if proper cleaning methods are applied. Each facade has eight pilasters, one brick-thick, with a stone capital and base. In between each of the first and second floor windows is a diamond pattern, created as a simple masonry flourish. The exterior walls of the east and west wings are flat and devoid of the architectural details present on the historic portion - such as the pilasters, water table, and masonry patterns. There are isolated areas on the back of the courthouse (south facade) where the brick is either missing or has been covered with stucco to mask the damage done when the new jail was added to the rear of the building in the late 1950s. (See photos under the "windows" section). The exterior walls are largely free of clutter, but there are a few areas where something has been affixed. For example, the North facade features two large bronze plaques regarding the renovations during the late 1950s, as well as a security camera. The west facade features exposed cables, conduit, and pipes affixed to the walls.



North elevation



Masonry diamond pattern



Soiled brick and mortar

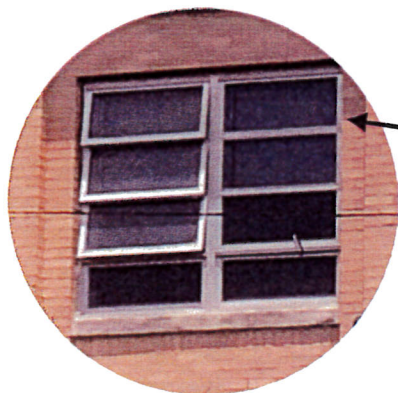


The walls of the east wing

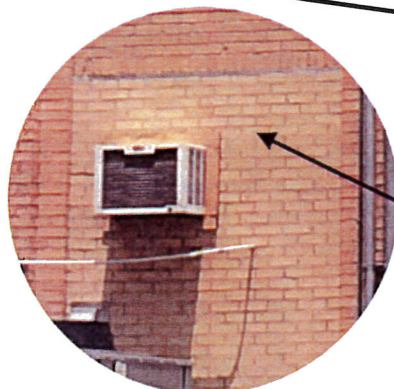
Windows - The courthouse originally had paired, wood-sash windows in 1927. These were all removed and replaced by modern aluminum windows in the late 1950s, which are still present. Each aluminum window is fixed, with eight individual glass panels. The panels swivel up and down simultaneously with the use of a hand crank - much like jalousie windows, which were also popular throughout Florida at the time. The same type of windows can still be found on the east and west wings, along with some larger aluminum windows. In 1927, the courthouse had two different size windows. The second floor had six-over-six wood sash windows, and the first floor had six-over-twelve - both were "awning windows" (the sashes swiveled outward rather than moving up and down). When these windows were replaced, the modern aluminum frames were smaller than the original openings, thus additional brick had to be added to make them fit. A few of the windows on both the historic courthouse and the wings have been fitted with air conditioning units. Several original window openings on the historic courthouse have been completely sealed up with brick. There are currently ten other window openings that are sealed up, but should otherwise be emitting sunlight.



Aluminum windows on the first floor. The red lines indicate the original window dimensions. Note the brick infill.



Aluminum windows on the second floor with Jalousie style glass panels



Window sealed with brick and A/C unit



Windows on the south facade are sealed up and stuccoed over where the jail was once attached in the late 1950s



Aluminum and glass doors at north entry

Doors - The Santa Rosa County Courthouse originally had four separate entrances on each of the four identical facades. The doors were french-style wood doors, with wood transoms. Stone accents surrounded the doors with a stone pediment above the transom. Today, the entrance on the north facade is the only original entry point that remains in the same location as in 1927. The door, transom, and stone surround have all been replaced by a modern aluminum and glass door, as have all exterior doors. Two of the original entrances on the east and west facades were obscured when the wings were added in the late 1950s. These entry points were relocated to the ends of the wings on the east and west side. The south entrance was also obscured by the new jail built at the same time as the wings. The 1950s jail was demolished in 2006, but replaced shortly thereafter with large modular buildings, which still obscure the southern entrance. The modular buildings are still present.



Original wood doors (left) and wood sash windows (right)



The wood sash windows in the Barnard Street School in Savannah, GA are similar to the original windows in the courthouse. Here, the greenish-blue color acts as a period-appropriate accent to the yellow brick.



Porch - As part of the 1950s renovation to the courthouse, all four identical facades were altered or obscured. Presently, the North facade most closely resembles the original design, however, even that entrance was altered with the addition of a large concrete porch or portico. The original entrance had a narrow set of stairs, scarcely wider than the double doors, and flanked by two lamp posts. The current porch is more than twice as wide and features a long handicap ramp that stretches all the way to the front sidewalk. The porch is supported on either side by square concrete pillars and features a flat roof. Brushed aluminum letters designating the building as 'The Santa Rosa County Court House' stretch across the top. There are four recessed light fixture in the ceiling of the porch roof.



ADA handicap ramp



The concrete porch, or portico, on the north facade of the courthouse



The courthouse's stone parapet is badly stained and in need of cleaning

Cornice - The original portion of the courthouse features a massive stone cornice, entablature, and parapet that runs around the top of the entire building; and constructed from many individual stone pieces. The stone exhibits extreme discoloration and dark staining from moisture and air pollution. The wings also have a cornice, but the profile is angular, spare, with straight lines.



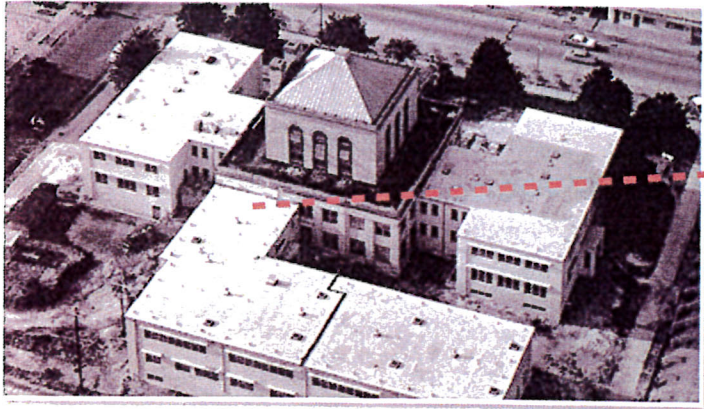
The cornice on the east and west wings are much simpler and streamlined

Roof and Gutter System - The Courthouse has a flat roof and raised parapet. The center of the roof has a raised stage-like platform that marks the area where the original rooftop jail was once located. The jail was dismantled and removed in 1960 after the new jail was built on the rear of the building. The roof top has several small skylights meant to emit natural light into the courtroom below. They are no longer functional since the ceiling of the courtroom was lowered. The rain that falls on the flat roof flows toward the down spout on the west side of the building. Rainfall on the wings is diverted in the same manner as the historic courthouse. The current downspout is not original. There is no visible evidence in the historic photos of the original drainage system.



(Left) Downspout (Right) the platform for the old jail is still visible from a higher vantage

Additions - In the late 1950s a new jail was constructed on the rear of the building. That jail was demolished in 2006 and replaced by a series of pre-fabricated, or modular buildings, built in 2009 to house the Clerk of Courts and other offices due to a lack of space in the existing building. The modular structures are connected to the south-facade of the historic courthouse. They straddle Oak Street, which is now closed to through traffic, and occupy a large portion of vacant land to the south of Oak Street. Despite the \$1.5 million spent to erect this addition, they are only temporary, with a shelf life of no longer than 20 years. The modulars appear to be as tall as a two story building, but the ground level space is actually just large pieces of skirting meant to hide the tall piers which hold the whole structure up. The piers were needed to elevate the modulars in the event the adjacent Blackwater River over flowed its banks. The modular buildings sit in the lowest part of downtown in a known flood plane.



(Left) This historic aerial view from c. 1960 shows the "new" jail that was added to the rear of the courthouse. This addition was demolished in 2006. The modular buildings (above right) were built in 2009 and are blocking Oak Street.

Grounds - The Santa Rosa County Courthouse sits in the center of downtown Milton, in the center of courthouse square - even though it is not currently a true square. The symmetry of the square has been altered several times - first by the new jail in 1959, and then most recently with the addition of modular buildings in 2009. The grounds of the courthouse are covered with a well-maintained green lawn, carefully placed magnolia trees, a few scattered cedar trees, five-foot high hedges along the north-facade, and two monuments placed on the site in the early 1960s. The wings of the courthouse nearly extend to the sidewalks on the east and west side of the square. The south-facade is predominantly small asphalt parking lots with a small green patch of grass. Magnolia and oak trees were planted along the modular buildings to act as a screen. The trees were acquired as part of a grant obtained by the Main Street Milton organization and planted by Main Street member volunteers.



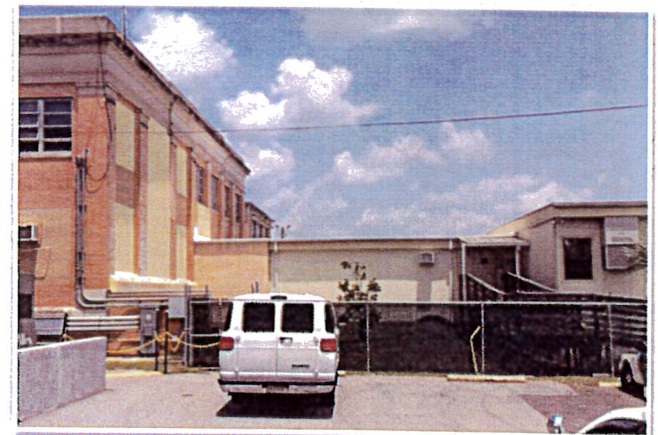
Young magnolias, planted in 2005, replaced much more mature trees that were lost during Hurricane Ivan.



Bell from the U.S.S. Kenneth Whiting

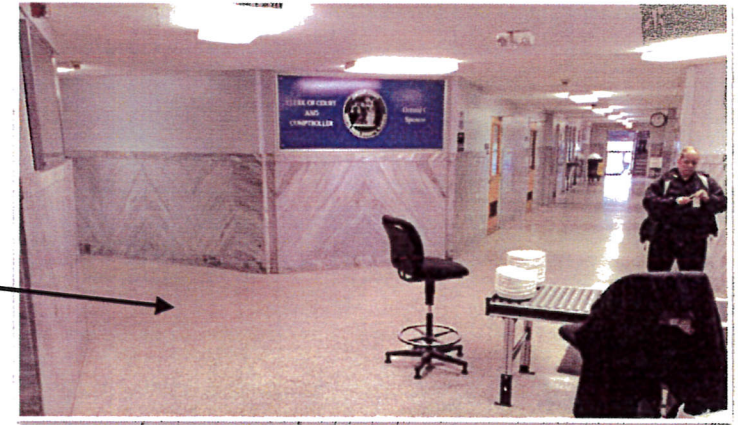
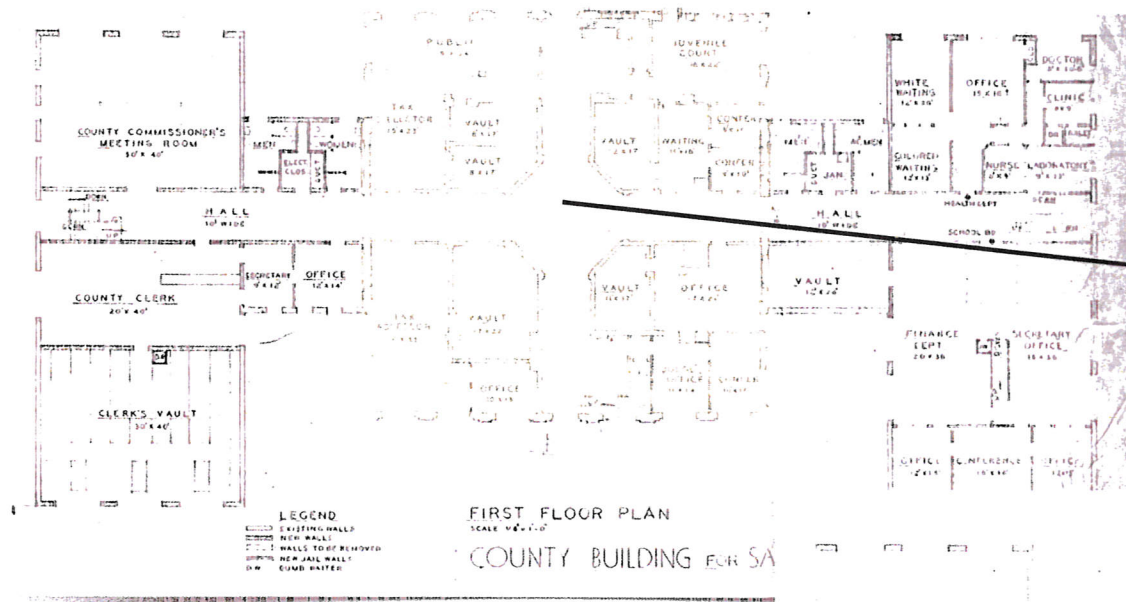


American Legion War Memorial



The south side of the building has a small parking lot, part of which is secured by a barbed wire fence and serves as a secure area for the transporting and moving of inmates.

Floor Plan - Just as the exterior of the courthouse has undergone major changes over the years, so has the interior. It is at the same time, a record of the original design, but also the victim of several unsympathetic alterations which have obscured and even destroyed character defining features. The floor plans included here are from the 1959 renovations, but are also a fairly accurate depiction of how the building is currently laid out. This assessment is largely concerned with the layout and condition of the historic portion of the building and not the wings, since they are not original and the intention is to demolish them. The courthouse is still configured around a central hub with four hallways connecting to it like the four cardinal points on a compass. The central portion is now where the security checkpoint and metal detectors are located, which only serve to distract from the interior design and architecture. However, in spite of changes to the finishes and loss of original fabric, many of these spaces are still configured as they were in 1927. The second floor courtroom, for example, still occupies its original footprint, surrounded on three sides by hallways and offices.



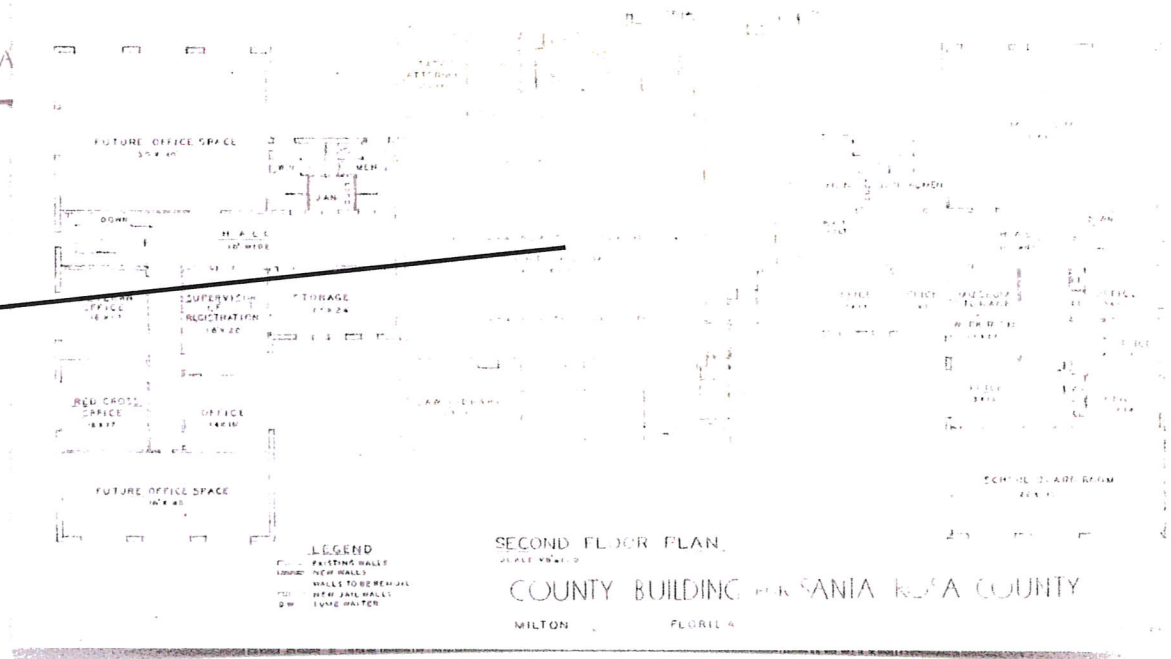
The central hub on the first floor is still configured as it was in 1927

First floor plans, c. 1956

Historic portion - 1927

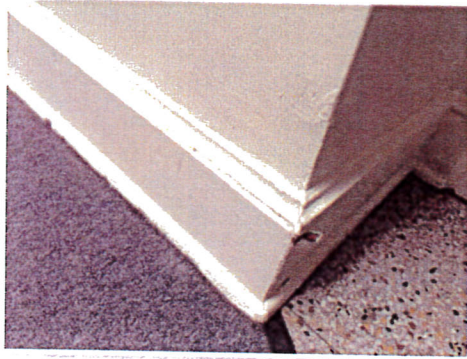


The main courtroom in the historic courthouse has been greatly altered over the years but remains a character defining space within the current layout of the second floor.

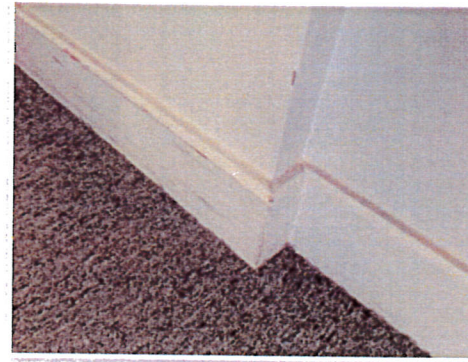


Second floor plans, c. 1956

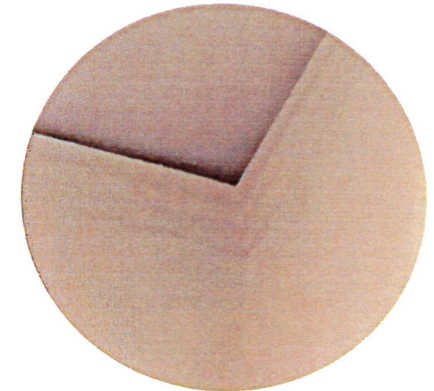
Floors - The floors on the historic Santa Rosa County Courthouse's main level are covered in terrazzo - an aggregate-like material consisting of shards of marble and granite set in concrete and then polished to a smooth surface. The terrazzo is usually mixed on site and poured in three stages. Metal divider strips, historically made of brass, are used to create the individual tiles, which can vary in size. Though the courthouse originally had terrazzo floors in 1927, the current terrazzo was installed as part of the 1950s renovation. This was done so that the hallways of the newly built east and west wings would have a consistent look with the original portion of the building. The terrazzo is only evident in the high traffic public areas - primarily the front entry foyer and the main hallways. There is evidence that the terrazzo does extend into some of the offices, but the majority of offices have all been carpeted. The architectural plans drawn up for the 1959 renovation indicate many of the offices originally featured hardwood floors. The plans even specified that these were to be sanded and refinished. No steps were taken as part of this assessment to ascertain if any of the wood flooring still exists under the carpeting. The second floor of the courthouse, has been completely carpeted with the same low pile, utilitarian carpet. The floor plans indicate there was hardwood floors on the second level as well as terrazzo, but no exploratory work has been down to see if this is still the case.



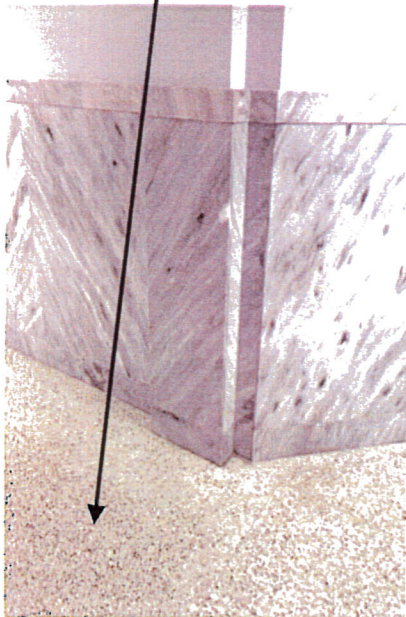
First floor office with terrazzo floor tiles, modern carpet, and possibly original baseboards



Second floor hallway carpet and modern baseboards

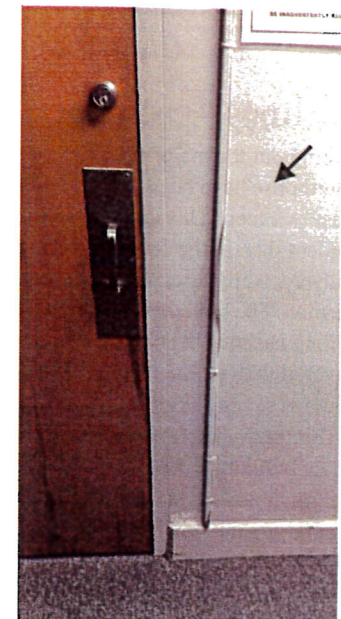


Possible original trim in first floor office



Walls - Baseboards - Molding - The first floor hallways have retained all of the original marble wainscoting. It is in exceptional condition with very little wear and no cracking. The wainscoting features a slightly protruding marble baseboard and chair rail cap. Originally, the walls above the wainscoting were plastered, but are now covered with dry wall. Interior office walls are either dry wall or plaster. It is difficult to actually ascertain which, if any, of the existing baseboards in the building are original. One of the offices off the main hall on the first floor, retains its original ceiling height as well as some simple molding which may be original. The baseboards in this office are also thought to be original. The ceilings throughout most of the courthouse have been dropped considerably, by several feet. As a result, there is very little molding visible throughout the rest of the building.

The building features several solid brick walls, including interior walls, which were no doubt built in such a manner as to provide structural support for the original jail which sat above the historic main courtroom. These walls are covered with plaster. Due to the need for updated systems, the walls throughout the courthouse are cluttered with exposed conduit and cables bundled for electrical, internet, and security purposes.



Exposed conduit and cables



First floor hallway door



Second floor hallway door

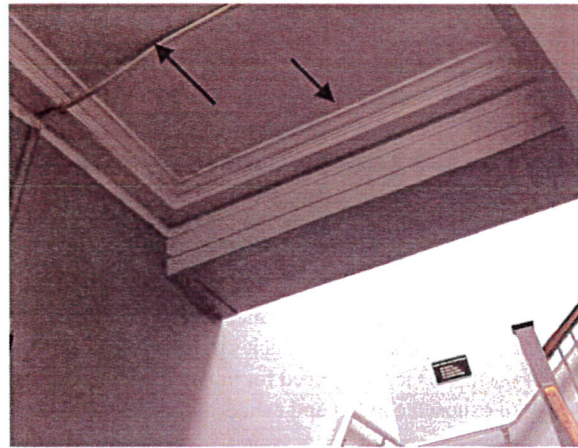
Doors - During the 1959 renovation, all of the original interior doors and transoms (on both levels) were removed and replaced by more modern wood doors with new hardware. Since there are no known interior photographs of the courthouse it is not possible to know what the original doors actually looked like. However, other historic courthouses from the region, built around the same time, can give us clues as to the style. This way the rehabilitation team can mill new period-appropriate replicas. The current doors, with the large plate glass pane in the upper half, is probably very similar to what was originally in place in 1927. The only difference is the historic doors were most likely three panels, with frosted glass panes, and brass hardware.



The Candler County Courthouse in Metter, Georgia was built in 1921 and shares many common features with the Santa Rosa County Courthouse. They both have terrazzo floors, cast iron staircases, and are configured with the same compass-like layout. Note the doors in the photo to the right - they are very likely what was once in the courthouse in Milton.



Ceilings - The ceilings throughout the majority of the courthouse have been lowered by at least two feet. This is no more evident than in the second floor hallway, which is cramped, dark, and narrow. The main historic courtroom ceiling has also been altered, and is covered with ceiling panels. It also features several skylights and large A/C returns. There are a few places in the building where the original ceiling height remains, such as in the first floor stairwell. There is also some original molding that survives here too. Note the exposed conduit affixed to the ceiling.



First floor stairwell ceiling with original molding



Second floor stairwell ceiling



Second floor, historic courtroom ceiling and skylights

Staircase - The Santa Rosa County Courthouse has two original staircases. Both are mirror images of each other and sit at the north and south entrances of the building - although the south entrance now leads into the modular buildings. Both staircases are incredibly intact considering how much fabric has been lost in other parts of the building. The newel posts at each landing are cast iron, as is the balustrade. The handrail is contoured wood, and the stair treads are marble. Each tread has a strip of non-slip adhesive on the edge. Recently, a metal gate was installed at the foot of the north staircase, which sits right inside the front entrance. This was put in place to deter people from gaining access to the second floor and courtroom without first going through the security checkpoint. The east and west wings also have a staircase, as well as elevators. There is no elevator in the historic portion of the courthouse.



Original cast iron newel post



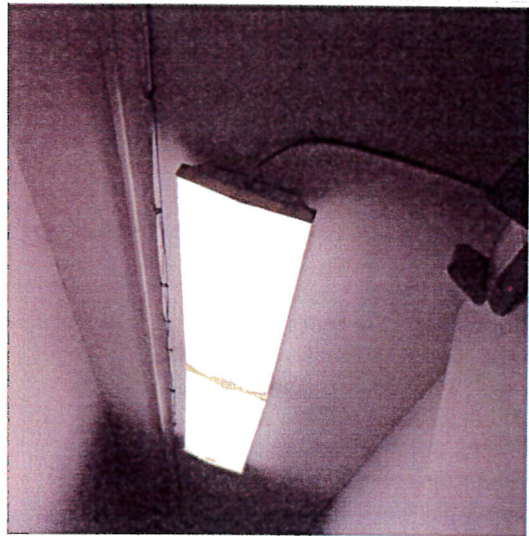
This original staircase by the north entrance features a newel post and balustrade made of cast iron and marble stair treads



This automated gate was installed recently to prevent access to the second floor without passing security



This partition wall was added to the south staircase to create a small break area with vending machines



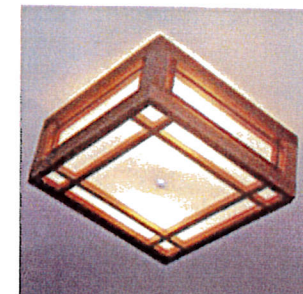
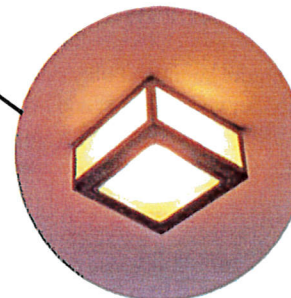
Typical fluorescent light fixture, second floor hall



A more distinctive style fixture by the north entrance

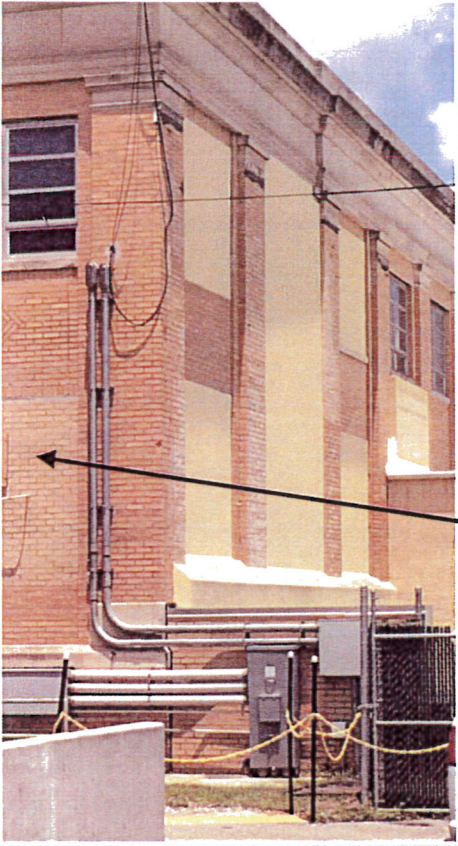
Lighting When the ceilings were dropped in 1959, new fluorescent light fixtures were installed. Today, this is the predominant style of lighting throughout the building - in the hallway, offices, and courtrooms. Fluorescent lights were becoming extremely popular in the 1950s.

There is one distinctive square shaped light fixture on the first floor by the north entrance. It is one of the few places where the ceiling is at its original height. While it is likely from 1950 - square, geometric shaped fixtures were also ushered in by the Prairie and Craftsman style during the 1920s. Of course, this was also characteristic of the same style made popular among modern architects during the 1950s and 60s, thus it is difficult to date it precisely. Or thing is for certain, it matches no other light fixture in the entire courthouse.


Craftsman style light fixture
Page 67 of 77

Electrical - Plumbing - HVAC

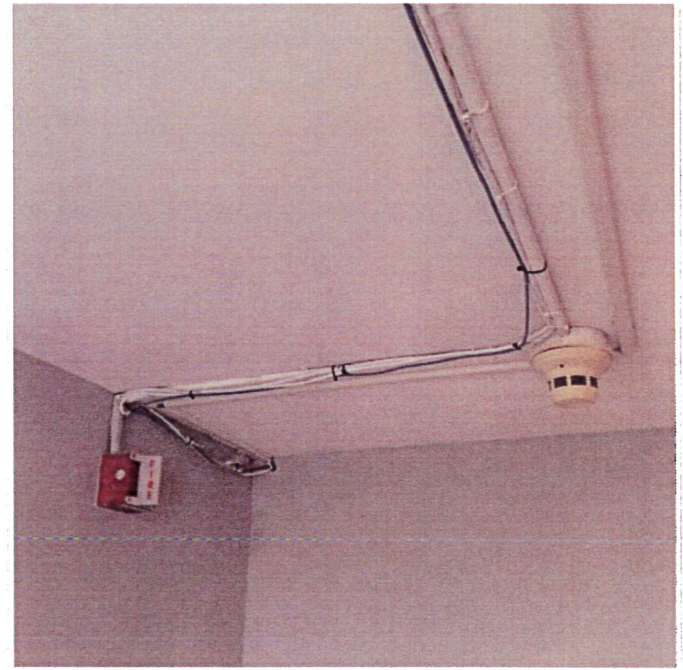
The Santa Rosa County Courthouse has long been an outdated and antiquated facility for a growing county in the 21st century. As a courthouse it has become inadequate for the county's needs due to ADA non-compliance, size restrictions, lack of security features, and severely outdated electrical, plumbing, and HVAC systems. One source reported that jurors are often instructed to bring a coat or sweater, regardless of the season, because the county cannot regulate the temperature in the courtroom. Outdated window units are still used to cool many parts of the building. The plumbing is also outdated, but a detailed assessment of this system was not conducted as part of this project. For security purposes, the courthouse has been outfitted with closed circuit cameras which allow hearings to be broadcast live to the courtroom from remote locations. To accomplish this however, bundles of exposed cable and wires have been strung along the hallways and along the ceiling. The exterior of the building is also a mess of clutter due to necessary electrical cables. Not only does this clutter up the exterior of the building, but attaching the pipe and conduit means drilling into the masonry, which is destructive.



These necessary cables and wires are cluttering up the exterior of the building



A window unit A/C without a window



A typical scene in the second floor hallway



A large air conditioning handler

Historic buildings built prior to the 1940s were constructed at a time without air conditioning, and the Santa Rosa County Courthouse is no different. Historically, people would open their windows on hot days or leave the doors open for a cool cross breeze. Structures were built off grade with high ceilings for proper ventilation and air circulation. Once the convenience of cooled, forced air became available on a mass scale, building owners were faced with the challenge of how to integrate these systems into their existing buildings. Since heating, ventilation, and air conditioning require so much bulky duct work, most property owners had no choice but to lower ceilings to fit the duct work into the building, since the cavity between the first and second floor was usually not big enough. Where this was not possible, the duct work was often left exposed which can be unsightly and detract from the historic interior of a building. The courthouse has both dropped ceilings and exposed duct work. The large air conditioning handlers are located at ground level at the south west corner of the original building (see photo to the left).

Similar Projects

Milpitas Grammar School
Built: 1915, Milpitas, CA
Now: Milpitas Public Library
Sq Ft: 60,000

Brigham Young Academy
Built: 1891, Provo, UT
Now: Provo City Library
Sq Ft: 96,000

Huerfano County High School
Built: 1920, Walsenburg, CO
Now: Spanish Peaks Library
Sq Ft: 9,500

Jackson County Courthouse
Built: 1914, Sylva, NC
Now: Jackson County Public Library
Sq Ft: 18,000

Gwinnett County Courthouse
Built: 1885, Lawrenceville, GA
Now: Gwinnett County Event Center
Sq Ft: 34,000

Martin County Courthouse
Built: 1937, Stuart, FL
Now: Martin County Cultural Center
Sq Ft: 3,000

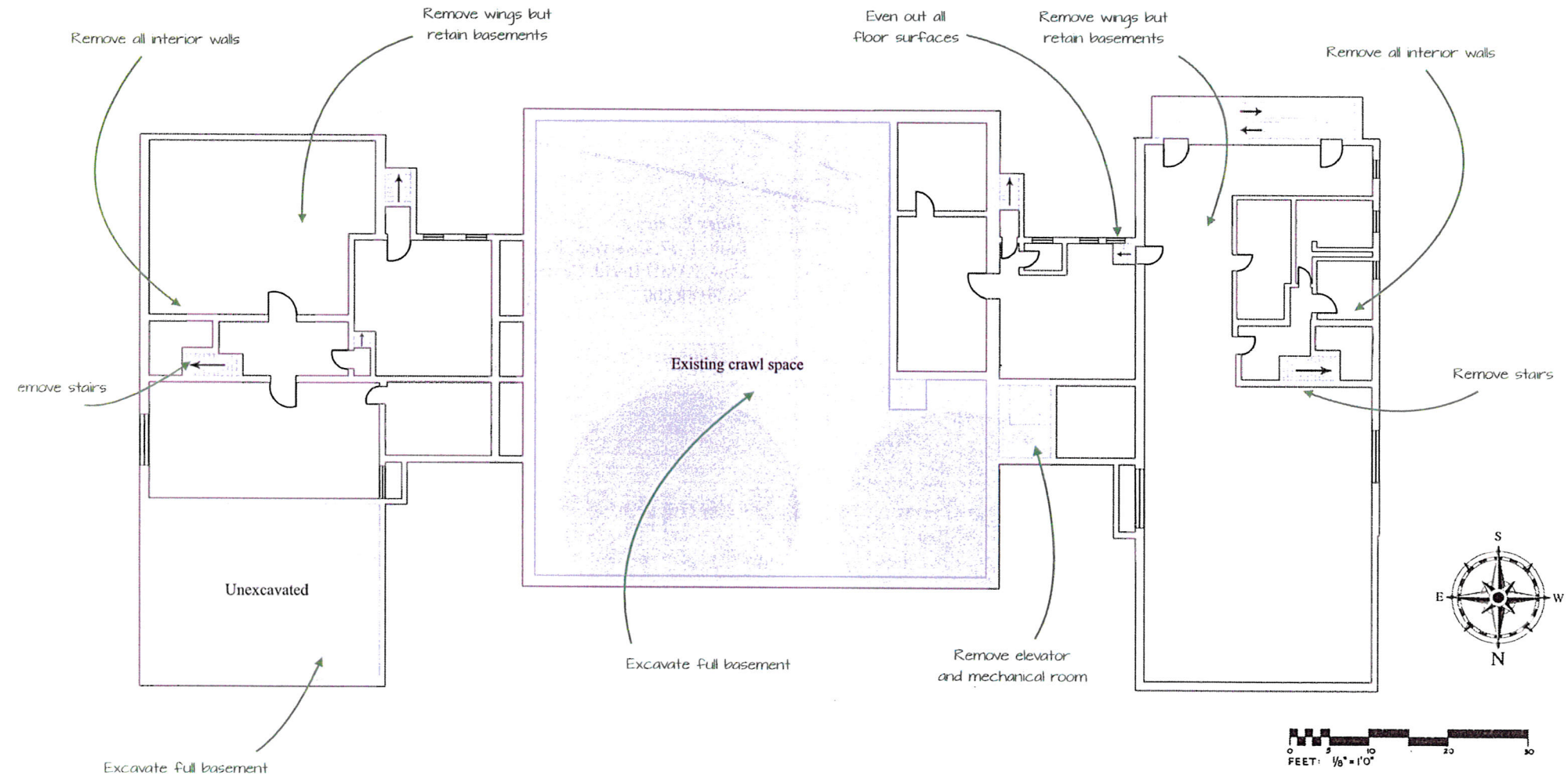
Alatex Factory
Built: 1937, Crestview, FL
Now: FAMU Health Center
Sq Ft: 40,000

Charlotte County Courthouse
Built: 1927, Punta Gorda, FL
Now: Supervisor of Elections
Sq Ft: 16,000

Palm Beach County Courthouse
Built: 1916, Palm Beach, FL
Now: Palm Beach County Museum
Sq Ft: 60,000

There is no shortage of inspiration when it comes to a project of this type. Across the country hundreds of historic buildings have been adapted to serve new vital uses; of which a small handful appear here. Many of these buildings were older and in far worse condition than the Santa Rosa County Courthouse when they were rehabbed. They are a tribute to the cities and counties which chose to preserve and reuse these landmarks as new public resources. Each one serves as a valuable asset to their community, while preserving local history, and exemplifying sustainable development.

Existing & Proposed Floor Plans

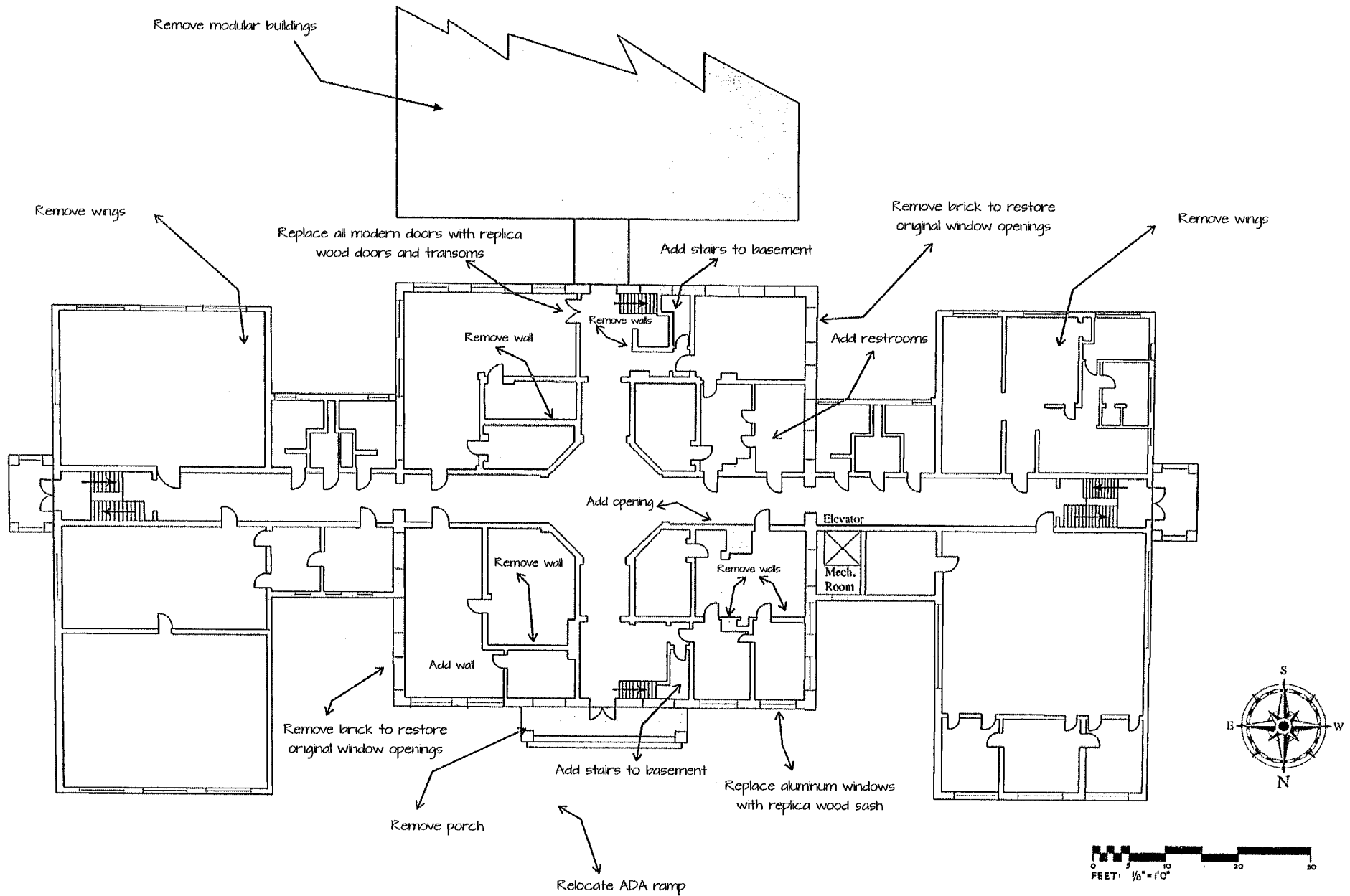


SANTA ROSA COUNTY COURTHOUSE
EXISTING BASEMENT FLOOR PLAN

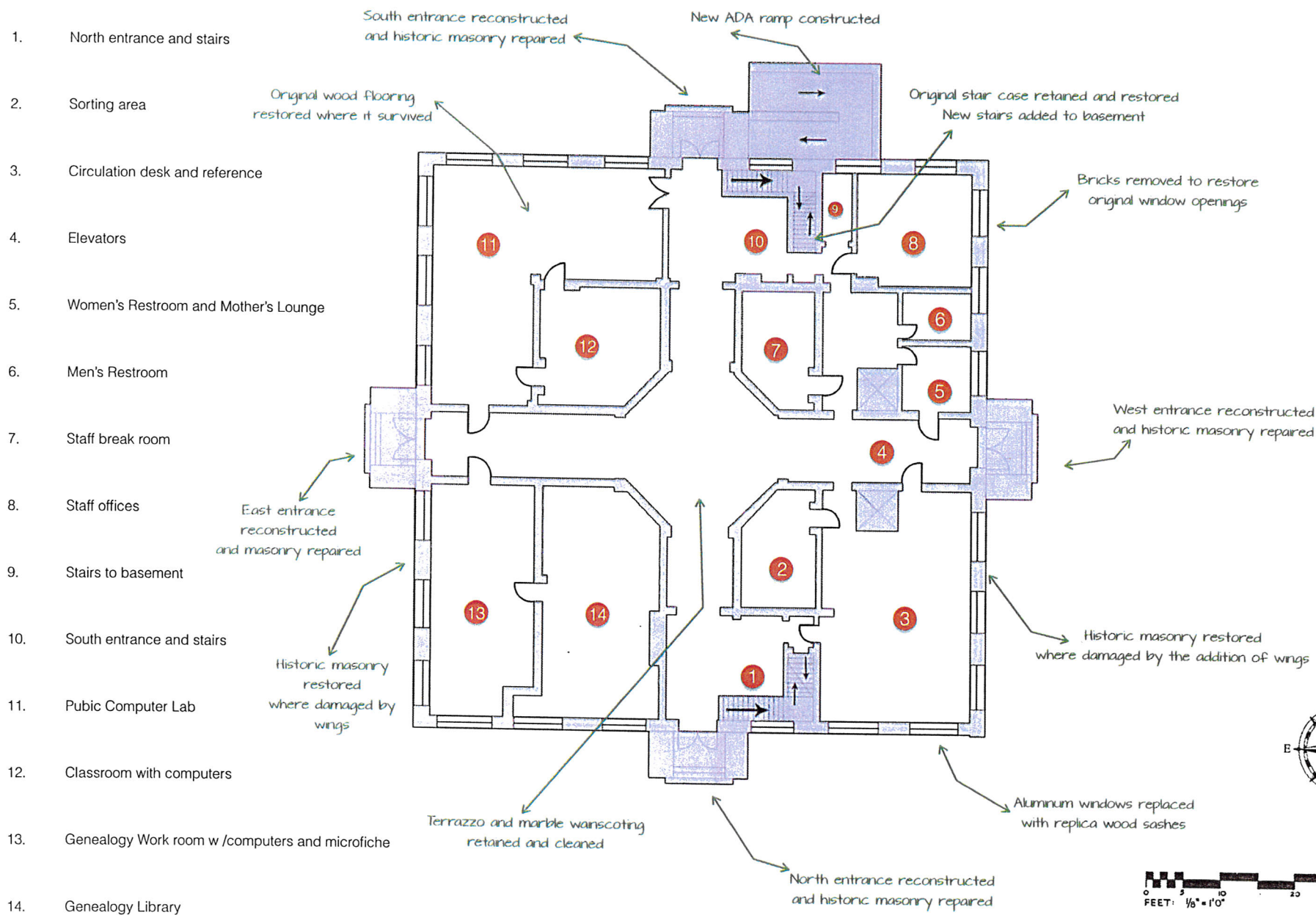
- | | | |
|-----------------------------------|-----------------------------------|---------------------------------|
| 1. Children's Section | 5. Storage | 9. Theater |
| 2. Teen Area | 6. Women's Restroom | 10. Program space (w/partition) |
| 3. Elevators and mechanical rooms | 7. Men's Restroom | 11. Rehearsal rooms |
| 4. Office space | 8. Conference Rooms (w/partition) | 12. Space for future expansion |



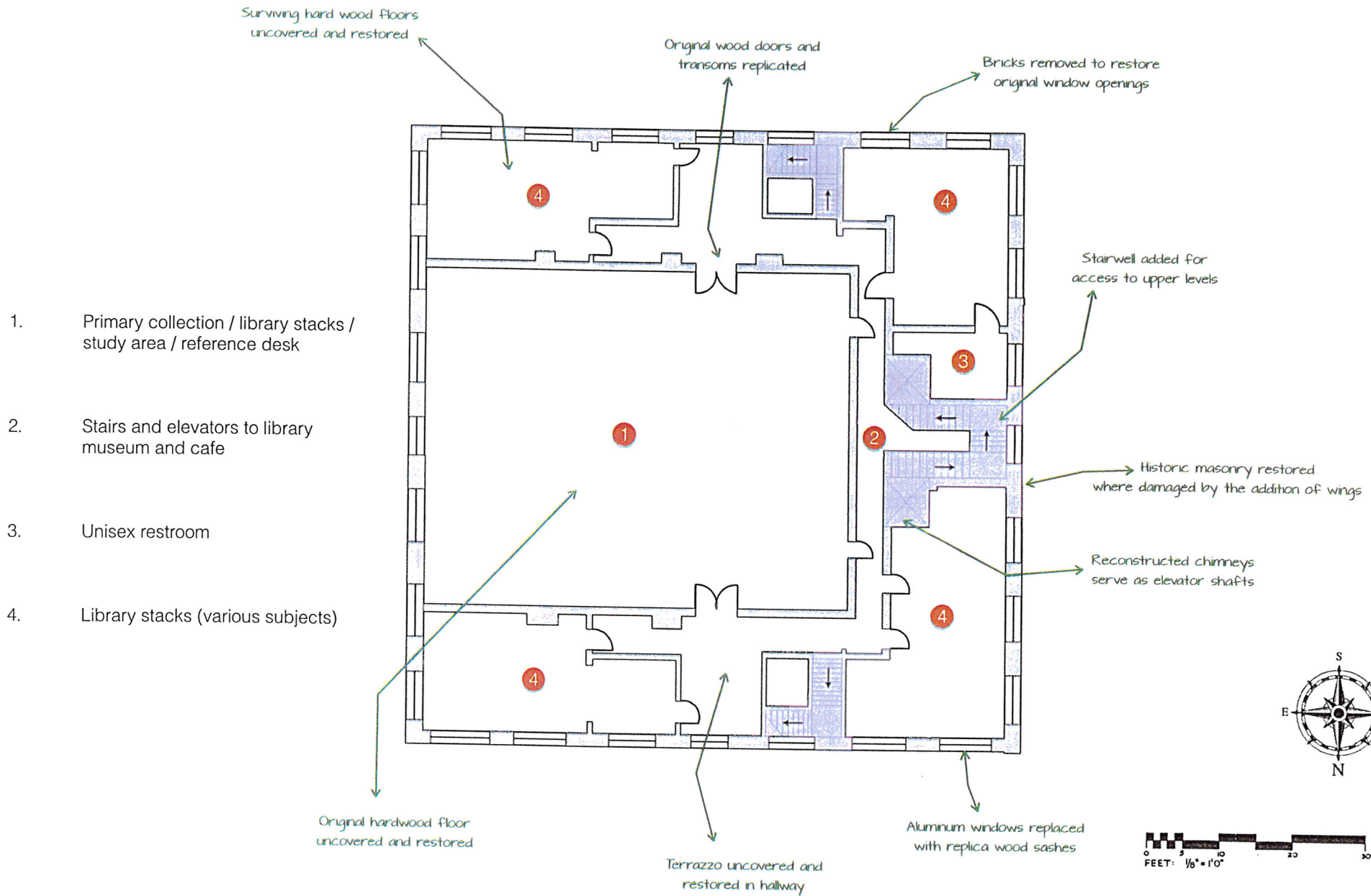
SANTA ROSA COUNTY COURTHOUSE BASEMENT REHABILITATION FLOOR PLAN



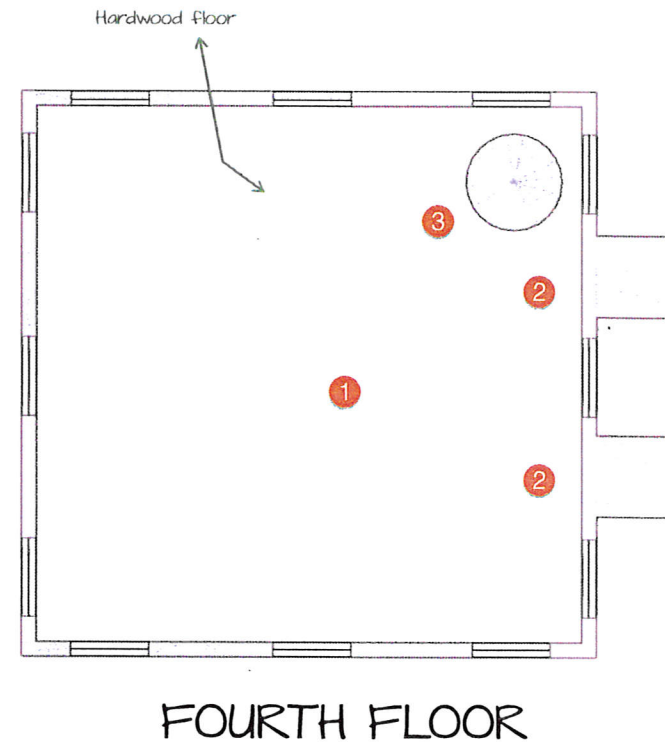
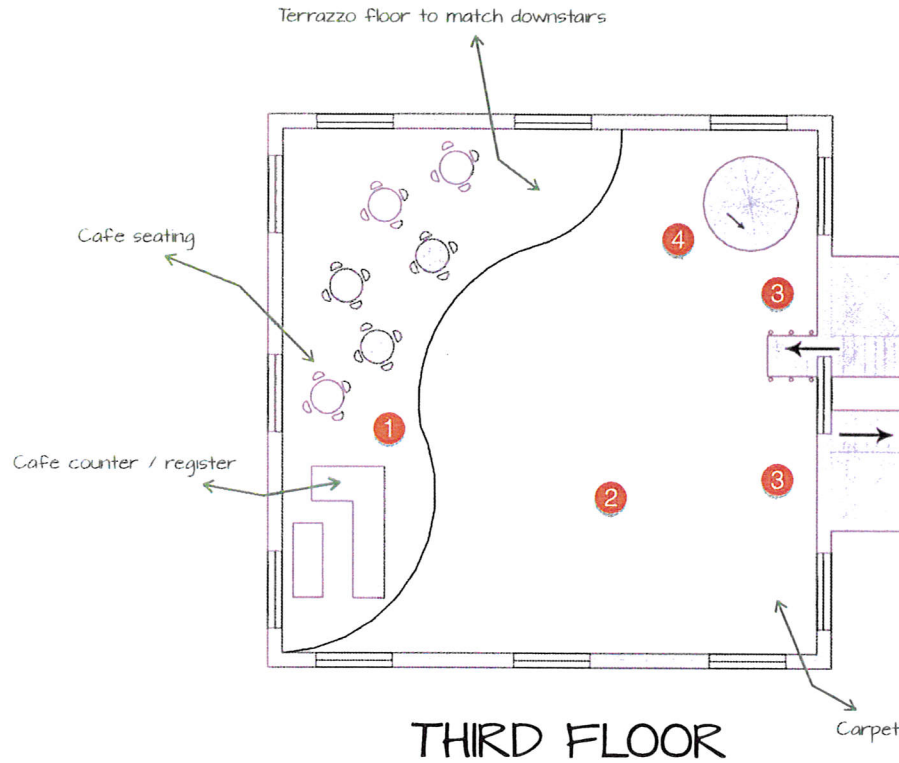
SANTA ROSA COUNTY COURTHOUSE EXISTING FIRST FLOOR PLAN



SANTA ROSA COUNTY COURTHOUSE FIRST FLOOR REHABILITATION PLAN

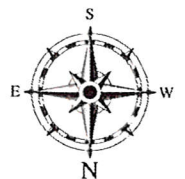


SANTA ROSA COUNTY COURTHOUSE SECOND FLOOR REHABILITATION PLAN



1. Library Cafe
2. Reading Room / Periodicals
3. Stairs to the second floor / Elevators
4. Cast iron spiral staircase to fourth floor

1. Art gallery / museum
2. Elevators
3. Cast iron spiral staircase to third floor



SANTA ROSA COUNTY COURTHOUSE RECONSTRUCTED JAIL REHABILITATION PLAN



Agenda Item # 2023-1350

Meeting Date Discussion

MEETING DATE

March 16, 2023

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

None