



City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

City of Pensacola
222 W. Main Street
Pensacola, FL
32502

January 16, 2025

2:00 PM

Hagler-Mason Conference Room,
2nd Floor

CALL TO ORDER / QUORUM

Members Present: William Brantley, Yuri Ramos, David Del Gallo,
George R Mead II, Lou Courtney, Scott Fisher,
Jordan Yee

Members Absent:

Also Present: Historic Preservation Planner Walker, Assistant
Planning & Zoning Division Manager Harding, Ross
Pristera, Katie Spear, Carl Spear, Dina Estrada,
Heath Kelly, Nick Koch, Jon Shell, Melanie Nichols,
Ed Carson, Andrew Rothfeder

APPROVAL OF MINUTES

1. 24-1264 APPROVAL OF THE DECEMBER 19, 2024, ARB MEETING MINUTES.

Board Member Mead made a motion to approve the December 19, 2024 ARB minutes. Board Member Ramos seconded the motion, and it passed 7-0.

OPEN FORUM

NEW BUSINESS

2. 24-1265 510 E. ZARRAGOSSA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A NON-CONTRIBUTING STRUCTURE

Katie and Carl Spear are seeking final approval for exterior alterations at a non-contributing structure. The structure is being converted from commercial use to

single family residential requiring changes to existing windows and doors. Two windows on the south elevation will be replaced; one door on the west elevation will be replaced with two windows; on the north elevation one window will be replaced with a door, one existing window will be replaced, and one new window opening will be added; and on the east elevation one existing window will be removed, one existing window will be replaced, and one new window opening will be added. All windows will be Jeld Wen Sitaline clad wood windows with no divided lites, the exterior door will be a Smooth-Pro fiberglass 6 panel door, and all siding will be infilled with in-kind cedar painted to match existing.

Carl Spear presented to the board.

Board Member Del Gallo made a motion to approve. Board Member Fisher seconded the motion and it passed 7-0.

3. 24-1266 319 E. GADSDEN STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY COUNCIL
DISTRICT 6
NEW ACCESSORY STRUCTURE AT A NON-CONTRIBUTING STRUCTURE

Dina Estrada is seeking final approval for a 9' x 6.5' wood pergola, 8.5' in height, that was recently constructed without a building permit or ARB approval.

Dina Estrada presented to the board. Board Member Mead asked staff for specific code provisions that the board should consider. Historic Preservation Planner Walker answered the Old East Hill code does not specifically address pergolas so the board is tasked with an aesthetic review to determine if the pergola is complementary to the existing structure and if the pergola impairs the integrity of the district. Board Member Mead asked for clarification on the metal roof panel. Ms. Estrada answered the panel is 5V crimp which is an approved panel type. Board Member Mead expressed concern about the metal roof without additional adornment or treatment. Ms. Estrada noted the work was stopped and perhaps the pergola could be painted. Board Member Mead noted the metal panel is too prominent and destroys the architectural value as a pergola and suggested that panels could be infilled between the joists. Board Member Del Gallo pointed out that the front awning is also metal. Board Member Ramos noted the pergola is only visible from the rear parking area. Chair Brantley noted that what was presented is acceptable though the board prefers that the proper review process is followed. Board Member Ramos asked for clarification on paint. Ms. Estrada shared painting is a possibility and it could be painted to match the dark brown shade of the existing rear door covering.

Board Member Yee made a motion to approve. Board Member Del Gallo seconded the motion, and it passed 7-0.

4. 24-1267 514 E. GOVERNMENT STREET

PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
CARPORT ENCLOSURE AT A NON-CONTRIBUTING STRUCTURE

Nancy Fetterman is seeking final approval to enclose an existing carport to create a garage at a non-contributing structure. At the April 2024 ARB meeting, a design that maintained the shed roof with a HAAS 2000 garage door was denied without prejudice because the proposal would detract from the character of the district per Sec. 12-3-10(1)d.2.ii.a. At the June 2024 ARB meeting, a follow-up design with a gable roof and louvered option for the HAAS 2000 garage door was tabled until the July 18, 2024 meeting so that the applicant could make modifications consistent with the board's recommendations. At the July 2024 meeting, a design that included shutter attachments paired with a Super Sneaky garage door product was denied as being inconsistent with the overall consistency of the district with regard to its appearance as a garage without appropriate treatment. The applicant is proposing to maintain the shed roof with two different door options, one being a Canyon Ridge louvered garage door with no lites and the other being a HAAS 2000 paneled insulated steel door.

Nancy Fetterman presented to the board. Chair Brantley acknowledged the board's previous stance for denying the proposed garage but noted this is for a non-contributing structure in the district and the open carport appears like a garage with the garage door open. Chair Brantley noted the louvered option is more appropriate. Mr. Pristera echoed the preference of the louvered option and noted the proposal is not detrimental to the district. Chair Brantley shared that approval would not set a precedent since each property is considered unique and proposals are reviewed on a case by case basis. Board Member Del Gallo asked the applicant if they are comfortable with the louvered option and Ms. Fetterman answered yes. Board Member Ramos echoed the preference of the louvered option with no lites.

Board Member Del Gallo made a motion to approve the application with Option A for the garage door. Board Member Mead seconded the motion, and it passed 7-0.

5. 24-1268 529 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A NON-CONTRIBUTING STRUCTURE

Liz Lapan is seeking final approval for exterior alterations at a non-contributing structure including a new Thermatru fiberglass front door, replacing the rear door with a three-bay window made of New South 9450 Impact Single Hung vinyl windows, shifting one window toward the front of the east elevation, and installing a tankless hot water heater to be colocated with existing mechanical that is screened with fencing. All wood siding will be in-kind and painted Benjamin Moore Swiss Coffee to match the existing.

Heath Kelly presented to the board. Board Member Courtney asked for clarification

on the front door replacement and removal of the transom window above. Mr. Kelly noted the proposed door in the application is not the same door that was discussed with the homeowner. The 8' door in the application implies that the transom window would be removed. Mr. Kelly stated he would defer to what was included in the application and the fiberglass door will be stained to look like a wood door. Board Member Ramos noted the existing head height should be maintained and the proposed door is appropriate.

Board Member Del Gallo made a motion to approve. Board Member Fisher seconded the motion, and it passed 6-1 with Board Member Courtney dissenting.

6. 24-1269 14 E. GONZALEZ STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PC-1 / CITY COUNCIL
DISTRICT 6
EXTERIOR ALTERATION AT A CONTRIBUTING STRUCTURE

Melanie Nichols and Jeff Dearth are seeking final approval to install StormTech Shutter Systems impact bifold colonial shutters on all window openings at a contributing structure.

Melanie Nichols presented to the board. Chair Brantley asked for clarification on the dormer windows and how the shutters will fit. Ms. Nichols noted the shutters may stick out a bit on either side but they will be bi-fold and the windows are functional. Chair Brantley suggested considering Charleston Green rather than Black. Ms. Nichols noted the shutters can come in a variety of colors. Board Member Fisher noted the upper windows are not as visible from the street. The board discussed the dormer windows. Mr. Pristera noted the board has reviewed this shutter product before and it is an appropriate proposal.

Board Member Del Gallo made a motion to approve. Board Member Mead seconded the motion. Board Member Ramos offered an amendment that the color come back for final approval via abbreviated review. Ms. Nichols noted the existing window sashes are deep green and the two green shades could clash. Board Member Mead shared the color variation will not be noticeable between the inset sashes and shutters. Ms. Nichols expressed concern about fading and additional maintenance. Chair Brantley noted if the color is changed from black, an abbreviated review is required. The board agreed that the motion approves the shutter in black and a change in color will require an abbreviated review. The motion passed 7-0.

7. 24-1270 210 S. ALCANIZ STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
WINDOW REPLACEMENT AT A CONTRIBUTING STRUCTURE

Melissa and Nick Koch are seeking final approval to replace all windows with Andersen Series 400 vinyl clad wood double hung windows with full divided lites

per Andersen's standards with 6 over 6 and 9 over 6 grid patterns and to add a 12 inch overhang on the north and south eaves to protect the new windows.

Nick Koch presented to the board. Chair Brantley asked Mr. Pristera to provide insights. Mr. Pristera noted that overhangs would not provide much benefit and that the issue could be addressed through the trim above the window and long-term maintenance. The proposed windows are appropriate since they match the current style. Board Member Mead echoed Mr. Pristera's comments on minimizing the overhang and the flashing or counterflashing is likely the source of the wood rot issues. Mr. Koch agreed that an overhang at the peak may not accomplish much but the rear addition along the driveway has a sloping roof with no gutter which is causing issues. Mr. Pristera asked about installing a gutter on the rear portion. Board Member Courtney suggested a half-round gutter in copper or white. Board Member Ramos noted that the roof line should not be altered with a new overhang and water intrusion should be handled with gutters. Board Member Del Gallo asked about the current roof type. Mr. Koch answered the current roof is composed of 50 year architectural shingle that can be matched. Board Member Del Gallo noted that historically an overhang would be more appropriate than gutters. Mr. Pristera stressed that installing eaves would not be appropriate for the structure and would not make much difference with moisture and that gutters would be appropriate in the rear. Board Member Del Gallo echoed that the applicant wants to place eaves on either side and gutters in the rear. Board Member Mead was not concerned with eaves or gutters on the addition in the rear but was not in favor of altering the original front portion of the structure. Board Member Ramos echoed the concerns that the proposed overhangs on the original house would not be appropriate. Board Member Del Gallo was in favor of the overhangs and felt they would provide some benefit, but the overhang installation would be challenging. Board Member Del Gallo asked about using exposed tails, which would be more historically accurate.

Board Member Yee echoed the concern of adding the overhang and if it is necessary, it should be trimmed out to be in line with what Mr. Pristera suggested. One of the examples of neighboring structures demonstrates what should be replicated. Board Member Yee noted the eave treatments should be consistent and the boxed-type of eave should be avoided. Mr. Koch noted a compromise can be found with approval for the windows and adding a gutter on the rear addition and reevaluating how to address the proposed eaves. Mr. Pristera clarified that the main house gables should not be altered but the additions would benefit from a gutter or eave and the new windows will have a warranty and should be properly maintained. Mr. Koch concurred and agreed to revisit the proposed eaves for the main house.

Board Member Del Gallo made a motion to approve the windows and a white gutter on the addition on the one side where the roof sheds off. Board Member Mead seconded the motion and proposed to offer the option of a half-round gutter. Board Member Del Gallo concurred. The motion passed 7-0.

8. 24-1271 524 N. HAYNE STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY COUNCIL
DISTRICT 6
FACADE TREATMENT ON NEW SHIPPING CONTAINER STRUCTURE

Jon Shell is seeking final approval for the facade treatment on a 40' shipping container along Jackson Street and a fence installation to serve as a dumpster enclosure. At the April 2023 ARB meeting, this property was approved for exterior alterations of two contributing structures followed by several abbreviated reviews for minor changes. At the September 2024 ARB meeting, a 20' shipping container on Hayne Street was denied and the 40' shipping container on Jackson Street was approved to remain with the requirement of a full board application for the facade treatment. The applicant is proposing to cover the Jackson Street shipping container facade with 2 x 2 inch pine boards finished with Woodridge stain by Sherwin Williams with an applied mural and the interior of the container will have a matching pine board detail. 4 x 1 foot concrete planters with Confederate Jasmine are proposed on the front and interior of the container. The adjacent fence will be 6 ft. in height with a 6 ft. gate constructed of horizontal wood boards to match the existing fence along Hayne Street.

Jon Shell presented to the board. Chair Brantley and Board Member Courtney complimented the progress that has been made in the area. Board Member Courtney asked if the container will be moved off the sidewalk. Mr. Shell answered yes, the container would be shifted one foot inward to allow space for the planters that will obscure the anchors. Board Member Ramos asked if the jasmine could be planted in the ground. Mr. Shell answered that some of the crushed limestone could be adjusted to add plantings. Mr. Shell confirmed the engineered drawings indicate straps over top of the container to anchor the structure and the straps will be hidden underneath the facade treatment. Board Members Ramos and Mead questioned if there was an easier way to anchor the structure at the corners with mobile home tie downs. Mr. Shell noted the civil engineer required this type of anchor system. Mr. Shell shared that a local artist designed the mural, and the diamond shape was a theme that emerged during the project that is echoed throughout the property. Board Member Ramos complimented the mural design and consistency of the diamond theme.

Board Member Mead made a motion to approve. Board Member Del Gallo seconded the motion, and it passed 7-0.

9. 24-1272 150 S. BAYLEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
FINAL REVIEW OF A NEW TOWNHOME DEVELOPMENT

Jordan Yee is seeking final approval for a new townhouse development located on an existing parking lot. This project received past conceptual approval in February

2021 and August 2022, and more recently at the September 2024 ARB meeting. The proposed development will have eleven (11) single family attached dwelling units consisting of three (3) different three-story unit types. The amenity space will be submitted for full board review at a later date.

Jordan Yee recused himself and presented to the board. Chair Brantley complimented the project and the final submission packet. Mr. Yee provided an overview of the proposed materials, colors, and textures. Board Member Ramos asked for clarification on the color of the Baylen Street planters. Mr. Yee answered that the planters would be a shade of gray and could be submitted for abbreviated review for final color choice. Board Member Mead noted that the facades have been simplified versus what was conceptually approved at the September 2024 meeting. The ornamental features that were previously broken out by material are now set apart by severe color differences which have a different feel than the cohesive, conceptual application. The portico is buried with the dark color choice and does not read like a post-modern townhouse treatment and the regularity of the grid at the end with the fenestration is lost. That facade was once symmetrical and is now more asymmetrical. Mr. Yee noted most of the masonry details were maintained as much as possible to separate the body of the brick from the stucco. Board Member Mead noted the structure looks like a completely different building from what was conceptually approved. Mr. Yee referenced the renderings with the product data to provide a more accurate view of the proposed structures. Mr. Yee asked if changing the portico color would help. Board Member Mead answered possibly, or making the pilasters more significant like they were before. Mr. Yee noted the color representation on digital renderings appears different from how the structures would appear in the real world and how they would respond to light. Chair Brantley asked the board to view the sample materials again to see the difference from what is digitally represented. Mr. Yee noted the physical brick sample has more variation in the color than what is presented digitally.

Board Member Ramos asked about the grout color. Mr. Yee shared that the proposed brick color is very distinct and is something different from the abundance of red brick that is present in downtown Pensacola. Chair Brantley noted the physical samples show much more contrast and the location is an appropriate place to try something a little different. Board Member Mead shared a preference for brick to be used only for the pilasters. Mr. Yee asked the board for their opinion on changing the color palette. Board Member Courtney answered that exploring Board Member Mead's suggestions may be useful, such as darkening the intervening panels, doing away with the brick on the main portico body, or just using the brick for the pilasters. Board Member Ramos noted an elegance to what is being proposed, and the materials will be more understood in person. Board Member Ramos suggested reducing the contrast between the white element and brick may help. Advisor Pristera shared the preference for brick rather than stucco on downtown buildings. Mr. Yee noted he could revisit the color choices and how they contrast and asked about a follow-up review process. Historic Preservation Planner Walker answered it is up to the board's discretion how the color selection

is finalized, which could be returned for abbreviated review per the motion. Board Member Ramos shared comfort with approving as submitted but with the option to return for abbreviated review if Mr. Yee explores other color options.

Board Member Ramos made a motion to approve as submitted and trust that the applicant will come back for abbreviated review if necessary. Board Member Fisher seconded the motion. Board Member Mead pointed out that comparing the current proposal and the conceptually approved plans, the lights at the portico level are different and the conceptually approved plans provided symmetry through accenting at night. Mr. Yee noted the proposed lights are up down lights. Board Member Mead noted the current plans emphasize the block areas of the facade rather than the narrower elements that helped to define the structure. Board Member Ramos noted the lights were lowered on the facade, but the fixtures have the option to change the shape of the cone and how the volume will read at night. Chair Brantley echoed Board Member Ramos' comments while also understanding Board Member Mead's concerns. Chair Brantley was in favor of approving the application and the applicant coming back for abbreviated review if necessary. Board Member Del Gallo agreed with Board Member Mead's comments that the dark panels are too bold. The board discussed the abbreviated review process and a path forward.

Board Member Ramos acknowledged the board's concerns and rescinded his previous motion to approve the application as submitted with the applicant returning for abbreviated review, if necessary. The board further discussed the abbreviated review process. Board Member Ramos restated his motion to approve as submitted. Board Member Fisher seconded, and the motion carried 4-2 with Board Members Mead and Del Gallo dissenting and Board Member Yee recused.

10. 24-1273 150 W. GARDEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
CONCEPTUAL REVIEW OF NEW COMMERCIAL PROPERTY

SMP Architecture is seeking conceptual approval for a new two-story, 11,200 square foot building at the corner of W. Garden and N. Spring Streets to serve as the new location of the Jewelers Trade Shop. The new building will replace a vacant parking lot and draws inspiration from surrounding structures.

Chair Brantley recused himself and Vice Chair Mead took over as Chair. William Brantley introduced the project team and presented to the board. Vice Chair Mead shared a public comment from Carter Quina regarding the lack of pedestrian entrances on the Garden Street facade. Mr. Brantley noted that the lack of entrances is driven by security requirements. Jesse Balaity addressed the board via Teams about the necessary security measures that are specific to certain brands like Rolex. If an entrance were present on a different facade, it would have to be a faux entrance that could cause confusion. Brian Spencer addressed the

board and noted that all Rolex dealers only have one entrance. Corbett Davis addressed the board and echoed the comments of Mr. Balaity and Mr. Spencer. Board Member Del Gallo noted that parking is a challenge in downtown Pensacola and parking being on the north side warrants a north side entrance and to avoid security problems with multiple entrances. Board Member Fisher asked if there is a code provision that requires entrance off the main thoroughfare. Historic Preservation Planner Walker answered that the email implied that the property is located in the CRA Urban Design Overlay District, which it is not, and therefore does not have a requirement for an entrance on Garden Street. Mr. Spencer noted that the Jeweler's Trade Shop clientele must also be considered when addressing the entrance and overall customer experience. Mr. Brantley pointed out that the porte cohere creates an entrance off Spring Street that leads to the entrance door on the north facade. Board Member Ramos noted the building siting is appropriate and understood the need for security. Board Member Ramos complimented the design and asked about the fluted travertine material and where it stops. Mr. Brantley answered that the travertine stops around the window height and will transition to stucco. Board Member Ramos asked if there was an alternative for the transition from travertine to stucco. Mr. Brantley agreed and noted it would be refined for final review. Board Member Yee echoed Board Member Ramos' comments and noted he appreciated the transition from travertine to stucco, and maybe a molding detail could mark that transition more. Board Member Ramos suggested a bronze reveal. Board Member Yee asked about a faux entrance on Garden Street. The board and applicants discussed the intricacy of accommodating the different jewelry brands and security requirements, particularly with Rolex. Vice Chair Mead complimented the material choices and the design of the structure. Vice Chair Mead echoed the comments of Carter Quina regarding the Garden Street entrance and the recent work to make Garden and Baylen Streets pedestrian-focused. Vice Chair Mead noted there are multiple entrances and personnel is the best form of security. The board continued to discuss the security concerns and how they relate to entry and the lack of entrance on Garden Street. Board Member Ramos noted that due to the nature of the structure and the business, an entrance on Garden Street should not be a requirement. Vice Chair Mead asked staff if the board had the ability to require a Garden Street entrance for future adaptive reuse. Historic Preservation Planner Walker said the board cannot make it a requirement, but it is documented in the record. Assistant Planning and Zoning Division Manager Harding noted that Garden Street is a Florida Department of Transportation right of way, so future license to use discussions must take place with the jurisdictional authority.

Board Member Del Gallo made a motion to approve as submitted. Board Member Fisher seconded, and the motion carried 5-1 with Board Member Mead dissenting and Chair Brantley recused.

ADJOURNMENT

