



City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

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

February 20, 2025

2:00 PM

Hagler-Mason Conference Room,
2nd Floor

CALL TO ORDER / QUORUM

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

Members Absent:

Also Present: Historic Preservation Planner Walker, Assistant Planning & Zoning Division Manager Harding, Ross Pristera, Todd Alford, Lisa Johnson, Stan Albright, Kelly Djmovic, Andrea Ford, Sid Williams-Heath, Dave Clark

APPROVAL OF MINUTES

1. 25-182 APPROVAL OF THE JANUARY 16, 2025 ARB MINUTES.

Board Member Mead made a motion to approve the January 16, 2025 ARB minutes. Board Member Del Gallo seconded the motion, and it passed 7-0.

OPEN FORUM

Susan Ford addressed the board as a member of the public. Ms. Ford, a resident in the Old East Hill Preservation District, shared her concerns about the potential demolition of 520 N. 6th Avenue. Ms. Ford shared the neighborhood's concerns that the home was very old and unique and the new buyers understood the structure was located in a preservation district. The structure is not to the point of being demolished due to deterioration. Ms. Ford read an email from the Old East Hill Preservation Association addressing their concerns about the potential demolition.

NEW BUSINESS

2. 25-184 522 E. GOVERNMENT STREET - UNIT 12
PENSACOLA HISTORIC DISTRICT / ZONE HR-1 / CITY COUNCIL DISTRICT 6
WINDOW AND SIDING REPLACEMENT AT A NON-CONTRIBUTING
STRUCTURE

Stan Albright is seeking final approval to replace five existing windows with Andersen 400 series vinyl-clad wood windows with no divided lites and to replace existing cedar siding with Hardie plank siding to be painted Sherwin Williams Colonial Revival Gray with Sherwin Williams Classical White trim.

Stan Albright presented to the board. Board Member Ramos asked about the proposed siding reveal. Mr. Albright answered 6 inches. Advisor Pristera noted that four to five inches is typically preferred. Mr. Albright shared that the existing reveal is almost seven inches, and he can accommodate a five-inch reveal.

Board Member Ramos made a motion to approve with the exception that the siding be installed with a five-inch reveal. Board Member Courtney seconded the motion, and it passed 7-0.

3. 25-187 700 N. BARCELONA STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL
DISTRICT 6
NEW RESIDENTIAL CONSTRUCTION

Brett and MaKenzie Ramsey are seeking final approval for a new Victorian-style two-story residential structure including hardscaping, fencing, and landscaping.

Brett Ramsey presented to the board. Board Member Courtney asked why the structure didn't have a steeper roof pitch that is common for Victorian architecture. Mr. Ramsey noted the structure originally had a 7/12 roof pitch but the height from grade to roof peak exceeded the 35-foot height maximum for PR-2 zoning. Board Member Mead asked if the tower exceeded 35 feet, Mr. Ramsey answered no, that the tower was exempt. Board Member Mead noted the lower roof pitch puts the structure out of scale. Board Member Mead asked what was on the property before. A member of the applicant team answered it was a mid-century ranch-style structure. Advisor Pristera noted an original structure of that style would have had a more varied floor plan to complement an ornate roof line. Mr. Ramsey noted the neighboring structures all exceed 35 feet. Board Member Mead asked staff if there was an exception in the code. Historic Preservation Planner Walker noted sec. 12-3-62(3) that outlines exemptions including but not limited to chimneys, spires, and towers.

Assistant Planning and Zoning Division Manager Harding discussed the variance process and the option for a variance application to increase the height. Mr. Ramsey answered he didn't feel like the proposed structure met the variance criteria. The board further discussed a path forward to seek a higher roof pitch to fit

the character of the architectural style and the district. Board Member Mead noted the increased roof pitch would not add livable volume or functionality and asked if the board could consider increasing the roof pitch as an ornamental feature. Historic Preservation Planner Walker shared code section 12-3-62(3) aloud. Assistant Planning and Zoning Division Manager Harding referenced past variance applications that requested the ability to complement characteristics of the district. Board Member Mead shared that the board should be able to justify a steeper roof pitch which will increase the height based on the exceptions that specifically point to ornamental details. Board Member Ramos asked about the surrounding ridge heights and Board Member Fisher shared his home is close by and roughly 45 feet tall and is off-grade.

Board Member Ramos noted a deviation from the code warrants a variance and asked if a variance could be approved at this meeting. Staff noted variance applications are required, and they are noticed differently with signage and a public notification process. Board Member Ramos and Chair Brantley agreed that the height increase from a steeper roof pitch could meet the criteria for a variance, and that they would support it. Board Member Mead asked if the board felt that the steeper roof pitch is like-kind with the items listed in Sec. 12-3-62(3) for height exceptions. Board Member Mead interpreted that a steeper pitch is part of the ornamental element of the roof, consistent with the elements listed in Sec. 12-3-62(3), and should be exempted. Assistant Planning and Zoning Division Manager Harding concurred that the board could approve the steeper roof pitch so long as the board could justify that the increase fits within the height exceptions. Or if the board feels that the neighborhood should be properly noticed for a height increase, then a variance would be an appropriate avenue. The board continued to discuss options to accommodate the steeper roof pitch and that the change in roof pitch would not add functional attic space. Mr. Ramsey noted a 7 over 12 roof pitch looked the best.

Board Member Mead made a motion to approve the application with the following modifications: that the main roof pitch be adjusted to 7/12 or steeper up to nine, submitted for abbreviated review and this is being done under the exception in code Sec. 12-3-62(3). In the case of a Gothic-inspired home, the roof pitch and the height are associated with ornamental features of the home, so long as they do not add functional volume that would not otherwise be present.

Board Member Courtney asked about the front column spacing. The board discussed the balance of the front porch columns and the difference in the elevation compared to planview. The applicant concurred that a porch column could be added to balance the front porch.

Board Member Mead amended his motion to accept the modification to the placement of the porch column. Board Member Del Gallo seconded the motion. The change in roof pitch and the porch column change will be submitted for abbreviated review. The motion passed 7-0.

4. 25-190 1009 N. REUS STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL
DISTRICT 6
REPLACEMENT ACCESSORY STRUCTURE AT A CONTRIBUTING
STRUCTURE

George Mead is seeking final approval for a 24 x 16' replacement portable shed to be located on an existing slab from an out building that was demolished in 2008. The shed will have 10/12 roof pitch, architectural shingle roof, and Hardie plank lap siding to be painted Benjamin Moore Narragansett Green to match the primary structure.

George Mead signed a recusal form and presented to the board as the applicant.

Board Member Ramos made a motion to approve as submitted. Board Member Del Gallo seconded the motion, and it passed 6-0 with Board Member Mead recused.

5. 25-199 100 W. GARDEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
MURAL INSTALLATION AT A NON-CONTRIBUTING STRUCTURE

Trapolin Peer Architects is seeking final approval for a mural installation on the Baylen Street elevation using an invisible frame system with four light fixtures.

Andrea Ford presented to the board. Board Member Ramos asked if the mural was painted, Ms. Ford answered it would be framed. Advisor Pristera shared that the local mural committee reviewed the proposed mural and agreed it would not fit into the current mural trail, but the mural committee is supportive of other initiatives. The mural committee had concerns about the busyness of the mural and the scale. Board Member Courtney agreed that the mural reads too hectic. Board Member Mead asked staff about the review standard for murals. Historic Preservation Planner Walker noted the LDC does not specifically cover murals, but the board should consider Sec. 12-3-27(f)(2) and whether the proposed alteration will not impair the historic or architectural value of the building and complement the Palafox Historic Business District. Board Member Ramos asked for the painted wall color behind the mural and if the panel is one or multiple panels. Ms. Ford answered it would be a light gray and the proposed mural would be one panel. Ms. Ford noted the mural is artistic and will add visual interest to the street corner. Board Member Mead agreed with the other board comments and offered the suggestion to reconfigure the elements to allow three different panels. Board Member Ramos noted that splitting the image into three panels would make it more difficult to view. Board Member Ramos asked if the mural could be centered on the brick wall for balance. Board Member Fisher asked if the mural was off center to be more visible on Garden Street, Ms. Ford answered yes and felt centering the mural would still have good visibility.

Board Member Ramos made a motion to approve, with the exception that the panel is centered on the tower portion of the building. Board Member Mead seconded the motion, and it passed 7-0.

6. 25-200 601 N. PALAFOX STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL
DISTRICT 6
NEW PORTE COCHERE AND EXTERIOR SITE IMPROVEMENTS TO A NON-
CONTRIBUTING STRUCTURE

Carter Quina is seeking final approval for exterior modifications to the existing central open-air corridor, including new square columns over the existing pipe columns, a slight extension of the walkway on either end, ceiling fan and light fixture installation, and painting the ceiling "Haint Blue." The existing auto court will receive new brick pavers and artificial turf and a new porte cochere will be constructed of brick and steel columns with a shingle roof and extended gable to serve as a car drop-off location.

Carter Quina presented to the board. Mr. Quina mentioned that the ultimate goal is to work with the city to extend the covered walkway onto the city right of way. Chair Brantley noted the height would allow rainwater to still intrude underneath the cover and suggested panel louvers, though an enclosure at the top could be struck by delivery trucks. Board Member Mead asked about a figure of St. Michael that was once on the existing gable. Mr. Quina noted it was no longer there. Board Member Mead echoed Chair Brantley's concerns about height and blocking rainwater. Mr. Quina answered that there is quite a bit of overhang as well. Board Member Ramos complimented the cover and the use of pavers. Historic Preservation Planner Walker clarified that the board's review is the proposal to remain on private property and if the city Parks and Recreation Department agrees for the cover to be extended onto the city right of way, an abbreviated review would be submitted.

Board Member Mead made a motion to approve as submitted with an addendum, that if the negotiations with the city to provide any license to use to extend those columns just past the existing sidewalk, that it be approved under an abbreviated review. Board Member Courtney seconded the motion and it passed 7-0.

7. 25-202 36 S. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
REPLACEMENT REAR WINDOWS AND MINERAL PAINT ON A CONTRIBUTING
STRUCTURE

Arcadia ICR Group, LLC is seeking final approval to replace nine existing vinyl windows with Andersen 400 series aluminum-clad wood windows with full divided lites and to apply a Romabio masonry textured paint to match the existing color.

Todd Alford presented to the board. Board Member Mead noted the windows are difficult for the public to see. Mr. Alford noted the windows face the parking garage.

Board Member Del Gallo made a motion to approve. Board Member Mead seconded the motion, and it passed 6-0 with Board Member Ramos absent from the vote.

8. 25-203 90, 94, & 100 E. GARDEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
EXTERIOR IMPROVEMENTS TO A CONTRIBUTING STRUCTURE

Scott Sallis is seeking final approval for exterior improvements to a contributing structure, including new storefront systems, facade treatments, and a new canopy. This structure was approved for demolition at the November 2022 ARB meeting for a new six-story multi-use building.

Scott Sallis presented to the board. Mr. Sallis shared the design is simple because the previous developer would like to proceed with future demolition and redevelopment. Chair Brantley asked if the facade wall was directly on the property line. Mr. Sallis answered yes, so one canopy extends over FDOT right of way, but the rain screen and trellis are on private property. Chair Brantley asked about a uniform material for the columns to tie the facade together. Mr. Sallis answered that the property owner prefers the proposed option with different facade treatments for each unit. Board Member Mead asked Advisor Pristera about the structure's current status. Mr. Pristera answered that it was approved for demolition and the facades have been heavily changed. Mr. Sallis noted the materials would be brick, stucco, and powder-coated aluminum or cypress details. The bricks would be an additive. Chair Brantley noted the added brick on each pilaster would help with uniformity. Mr. Sallis pointed out a massive concrete beam that spans the entire header line on the front elevation, which is the reason for some of the proposed language. Mr. Sallis shared that future plans include an outdoor space that will return for ARB review and the space will be marketed to three different tenants. Board Member Yee echoed the other board member's comments about the variety of materials and balancing the client's desires. Board Member Yee suggested a middle ground where two-thirds of the building is one scheme and the far end is a different scheme. Board Member Ramos noted the landscaping and planters complement the recessed storefront and suggested one overall building finish with different decorative elements to set the spaces apart. Mr. Sallis asked the board if they were comfortable keeping the brick, having a stucco middle with the slats like what is proposed, and changing the end to have a panel system different from the other two tenant spaces. Perhaps a rain screen application to a stucco finish. Chair Brantley suggested applying brick on each dividing column up to the parapet and the spaces could each have a different treatment. The board continued to discuss

ways to adjust the facade treatments. Board Member Mead questioned whether the application was for final or conceptual review. Historic Preservation Planner Walker noted it was up to the board's discretion to provide conceptual approval which would require the applicant to return for final.

Board Member Mead made a motion to give conceptual approval to the overall fenestration, to the ramps, the planters, and the general configuration of the facade and come back with a final on the finishes and forms for the facade, taking into consideration the board's comments. Board Member Ramos seconded the motion, and it passed 7-0.

9. 25-204 400 S. JEFFERSON STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-2 / CITY COUNCIL DISTRICT 6
VARIANCE

The Pensacola Little Theatre is seeking approval to increase the square footage allowed for signage from 12 sf. to 47 sf. and to increase the maximum sign height from 12.5 feet to 34.17 feet on the Zarragossa Street frontage. The next agenda item is final aesthetic review of the proposed signage.

Carter Quina and Sid Williams-Heath presented to the board. Board Member Mead asked for clarification on why only 12 sf. was allowed. Historic Preservation Planner Walker answered that in the Pensacola Historic District, only 12 sf. per lot per street frontage is allotted. Chair Brantley noted that maybe the LDC revisions could address the limitation of 12 sf. by looking at the street front elevation like other zoning districts. The board discussed options to address the square footage limitations with future LDC revisions. Board Member Mead noted that the application justified the variance request for larger signage that would be sufficient for the monumental architecture. Board Member Yee asked about the banners on the Main Street frontage and staff answered that the banners are not considered signage as they are temporary in nature.

Board Member Mead made a motion to approve the variance. Chair Brantley seconded the motion, and the motion passed 7-0.

10. 25-205 400 S. JEFFERSON STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-2 / CITY COUNCIL DISTRICT 6
AESTHETIC REVIEW OF SIGNAGE

The Pensacola Little Theatre is seeking final approval for a new painted metal blade sign measuring 2 x 23.5 feet with illuminated rout-thru letters. The sign will be positioned at the corner of Zarragossa and Jefferson Streets.

Carter Quina and Sid Williams-Heath presented to the board. Board Member Mead noted that the brackets are not consistent with other elements of the structure, like the scroll work on the window ornament. Tom Paux, Brix Design, addressed the

board and shared that the design was kept simple, but the brackets could be adjusted to complement the existing ornamentation. Board Member Ramos asked for clarification on the color. Mr. Quina answered that the brackets would be white, and the sign face would be black with white lettering.

Board Member Mead made a motion to approve, with the exception, that the form of the brackets pull some scroll elements from the building and that be submitted for abbreviated review. Board Member Courtney seconded the motion, and it passed 7-0.

ADJOURNMENT