



City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

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

April 17, 2025

2:00 PM

Hagler-Mason Conference Room,
2nd Floor

CALL TO ORDER / QUORUM

Members Present: William Brantley, Yuri Ramos, Jordan Yee, George R Mead II, Scott Fisher

Members Absent: Lou Courtney, David Del Gallo

Also Present: Ross Pristera, Nannette Chandler, Robert Bellanova, Andrew Guarisco, Scott Sallis

APPROVAL OF MINUTES

1. 25-439 APPROVAL OF THE MARCH 20, 2025 ARB MINUTES.

Board Member Mead made a motion to approve the March 20, 2025, ARB minutes. Board Member Yee seconded the motion, and it passed 5-0 with two members absent.

OPEN FORUM

NEW BUSINESS

2. 25-434 317 W. INTENDENCIA STREET GOVERNMENTAL CENTER DISTRICT / ZONE C-2 / CITY COUNCIL DISTRICT 7 FINAL REVIEW FOR EXTERIOR ALTERATIONS

Robert Bellanova is seeking final approval to replace the wood front porch, add a wood deck in the rear, a replacement steel rear door, and to replace six windows with vinyl windows. The exterior alterations were completed without a permit or ARB approval, resulting in a stop work order.

Robert Bellanova presented to the board and clarified that all work had ceased, including the process of painting. Board Member Yee asked for information on the

windows. Mr. Bellanova answered he already had the windows in storage and there was no additional product information available. Board Member Mead asked staff about the scope of their review for the Governmental Center District. Historic Preservation Planner Walker noted Sec. 12-3-28(c)(1) and that the alteration must be compatible with the built environment of the Governmental Center District. Mr. Bellanova noted that the front porch and rear deck are complete and just need to be painted. Board Member Yee asked about repairs to the front porch roof. Mr. Bellanova noted he will apply for a permit when he is ready to repair the shingle porch roof. Board Member Mead asked about the height of the rear deck and if it would require spindles. Historic Preservation Planner Walker answered that the deck appears to be at least 30 inches tall, which would require handrails. Board Member Ramos asked about contributing versus non-contributing in the district. Historic Preservation Planner Walker answered that structures were not assigned contributing status during the survey but instead were deemed compatible, altered, etc.

Board Member Fisher made a motion to approve. Board Member Mead seconded the motion, and it passed 5-0 with two members absent.

3. 25-435 520 N. SPRING STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL
DISTRICT 6
FINAL REVIEW OF EXTERIOR ALTERATIONS AT A CONTRIBUTING
STRUCTURE

Nannette Chandler is seeking final approval for exterior alterations to a contributing structure, including in-kind wood siding repairs; an in-kind rear stair replacement; addition of covered porches on the front, side, and rear with a corrugated metal roof panel in the color Clay; a replacement front door; salvaged wood doors for the upper balcony entrances; a replacement shingle roof in the color Natural Shadow; and painting the exterior with Sherwin Williams Patchwork Plum for the body and Pewter Tankard and Porcelain for the trim and accents. In addition, the porch decking will be replaced with KDAT 1x4 tongue and groove decking, but the applicant is seeking approval for 1x6 treated decking if the budget does not permit KDAT decking.

Nannette Chandler presented to the board. Chair Brantley noted the North Hill Preservation Association had no objections to the request. Chair Brantley asked for clarification on where the metal roof panel would be located. Ms. Chandler answered that the corrugated roof panel would go on the second story porch to tie into the shingle roof and the upper underside would be tongue and groove beadboard. There will be a waterproof membrane and catchment system with gutters at the rear. The upper roof would be below the cornice to allow proper flashing. Ms. Chandler clarified that the tree installation would be revisited during Phase II. Board Member Mead complimented the applicant on the undertaking. Board Member Mead noted concern about the sparseness of the cornice treatment

on the proposed second story balcony covering. The brackets on the cornice band below the upper roof could be complemented, and the bracket trim could be carried at the post uprights. Ms. Chandler was amenable to that suggestion. Board Member Mead asked if the sidelights were original on the front door. Ms. Chandler answered likely not and the sidelights seemed to be piecemeal like the rest of the door. Board Member Ramos asked for clarification on the difference between KDAT tongue and groove and pressure-treated options for the porch decking. Ms. Chandler answered all porches must be redone. KDAT is more expensive, but it swells with moisture and will cup without two coats of oil-based primer and continued maintenance. The treated wood can cure and stain without continual maintenance. If treated wood is used, the ends will be trimmed out so that the boards will be hidden. Board Member Yee echoed Board Member Mead's concern about the eave details.

Board Member Mead asked for clarification on the exterior paint plan. Ms. Chandler proposed the inverse of the older photographs with the darker color on the body with lighter colors for the trim and accents.

Board Member Mead made a motion to approve with the upper porch roof details to be submitted for abbreviated review with regard to the treatment of the cornice band and details on the attachment to the body of the house below the cornice band. Board Member Yee seconded the motion, and it passed 5-0 with two members absent.

4. 25-436 90, 94, & 100 E. GARDEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
FINAL REVIEW OF 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 and received conceptual approval for exterior improvements at the February 2025 ARB meeting.

Scott Sallis presented to the board. Chair Brantley complimented the revised design that incorporated the board's discussion during conceptual review. Ms. Sallis noted that there will be tables and chairs and attached materials that encroach in the right of way that will require a license to use. Assistant Planning and Zoning Division Manager Harding noted that Garden Street is FDOT right of way, so Mr. Sallis will need to work with the state for a license to use. Board Member Yee echoed the board's comments on the cohesive design.

Board Member Yee made a motion to approve as submitted. Board Member Fisher seconded the motion, and it passed 5-0 with two members absent.

5. 25-437 407 S. JEFFERSON STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-2 / CITY COUNCIL DISTRICT 6
FINAL APPROVAL FOR EXTERIOR IMPROVEMENTS AT A CONTRIBUTING
STRUCTURE

Carter Quina is seeking final approval to add an arched entry with cast stone steps and wrought iron railing and a new concrete landing with a glass canopy on the Main Street elevation of the Pensacola Museum of Art to create a second public entrance.

Ross Pristera and Andrew Guarisco presented to the board. Board Member Yee asked if a gate was being proposed to restrict access. Mr. Guarisco noted a guard rail could be added inside the courtyard but no gates or enclosures were planned to keep people out of the newly created alcove. Mr. Pristera noted something might be added later. Historic Preservation Planner Walker noted that the application includes the removal of a tree well and tree within the city right of way and the city will require that a tree well and tree be relocated as a replacement. Board Member Yee asked for clarification on how the handrail would terminate at the top of the stairs. Mr. Guarisco noted the handrail would extend into the alcove. Board Member Ramos noted that a gate would be important to restrict access after hours.

Board Member Brantley made a motion to approve. Board Member Mead seconded the motion, and it passed 5-0 with two members absent.

6. 25-438 150 W. GARDEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
FINAL REVIEW OF A NEW COMMERCIAL STRUCTURE

SMP Architecture is seeking final 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. This project received conceptual approval at the January 2025 ARB meeting.

William Brantley recused himself from voting and presented to the board. Board Member Yee noted that more green tiles could be incorporated and Mr. Brantley acknowledged and noted the cost. The green tile is incorporated into the interior too. Board Member Ramos asked about the material on the underside of the canopy. Mr. Brantley answered that the material is wood with a light stain, but there is an alternative option for an aluminum soffit for the board's approval. Board Member Mead noted his continued desire for a Garden Street entrance but complimented the current design and the increased security measures. Board Member Mead echoed Board Member Yee's comments about additional green tile on the exterior. Board Member Ramos countered that the fluted travertine, sporadic tile, and aluminum reveal provide a controlled design that works well together.

Board Member Ramos also complimented the landscape design.

Board Member Fisher made a motion to approve. Board Member Mead asked for clarification on handling alternative materials. Board Member Ramos noted the CMU water table base was already addressed. Board Member Mead noted that either soffit option could work. Board Member Ramos proposed an amendment that the ground CMU is an alternative to the precast concrete and that if the canopy soffit is changed to aluminum it should be submitted for abbreviated review. Board Member Fisher accepted the amendment and Board Member Ramos seconded the motion. The motion passed 4-0 with one member recused and two members absent.

ADJOURNMENT