



City of Pensacola

Architectural Review Board

Agenda

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

July 17, 2025, 2:00 PM

Hagler-Mason Conference Room, 2nd Floor

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 25-948 APPROVAL OF THE JUNE 26, 2025, ARB MINUTES.

Attachments: 6-26-25_ARB minutes

OPEN FORUM

NEW BUSINESS

2. 25-949 121 S. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
EXTERIOR ALTERATIONS AT A NON-CONTRIBUTING STRUCTURE

*Attachments: Images
May 2025_Application and Materials
July 2025_Application and Materials*

3. 25-950 524 W. ROMANA STREET
URBAN CORE CRA / ZONE C-3 / CITY COUNCIL DISTRICT 7
HISTORIC STRUCTURE DEMOLITION APPLICATION

*Attachments: Images
524 W. Romana Street_ARB_historic structure demolition
application*

ADJOURNMENT

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1606 (or TDD 850-435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he 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.



City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

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

June 26, 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, Lou Courtney, David Del Gallo

Members Absent: Scott Fisher

Also Present: Historic Preservation Planner Walker, Assistant Planning & Zoning Division Manager Harding, Ross Pristera, Richard Bankich, Norah Elsperman, John Berg, Shanna Coleman, Lisa Engel, Mike Engel, Michael Ann Riley, Robert Heffernan, Mark Whitney, Christian Mills, Nathan Ackerman, Travis Altsman, Joan Smith, Alex Grace, Buck Lindsay, Michael Carro

APPROVAL OF MINUTES

1. 25-805 APPROVAL OF THE MAY 2025 ARB MINUTES.

Board Member Ramos made a motion to approve the May 15, 2025, ARB minutes. Board Member Mead seconded the motion, and it passed 6-0 with one board member absent.

OPEN FORUM

NEW BUSINESS

2. 25-783 622 E. GOVERNMENT STREET PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6 EXTERIOR ALTERATION AT A NON-CONTRIBUTING STRUCTURE

Hometown Contractors, Inc. is seeking final approval to replace an existing wood

front door with an impact-rated fiberglass entry door with sidelites in the color cherry.

Nora Elsperman presented to the board. Board Member Yee made a motion to approve. Board Member Del Gallo seconded the motion, and it passed 6-0 with one board member absent.

3. 25-784 106 S. TARRAGONA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A NON-CONTRIBUTING STRUCTURE

Hometown Contractors, Inc. is seeking final approval to replace 23 wood windows with 22 PGT 5540 series vinyl double-hung and picture windows with no divided lites in the color black.

Nora Elsperman presented to the board. Board Member Del Gallo made a motion to approve. Board Member Courtney seconded the motion, and it passed 6-0 with one board member absent.

4. 25-785 1500 N. SPRING STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATION AT A NON-CONTRIBUTING STRUCTURE

Wayne and Shanna Coleman are seeking final approval to replace an existing fiberglass door with a Therma Tru Smooth Fiberglass door with a 3/4 length salina glass detail, painted Black Fox to match the existing exterior paint.

Shanna Coleman presented to the board.

Board Member Mead made a motion to approve. Board Member Del Gallo seconded the motion, and it passed 6-0 with one board member absent.

5. 25-786 318 1/2 E. BELMONT STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY COUNCIL DISTRICT 6
DEMOLITION OF A NON-CONTRIBUTING STRUCTURE

Mike Engel is seeking approval to demolish a structure in Old East Hill that is considered noncontributing since it was not surveyed when the district was created.

Mike Engel presented to the board. Board Member Courtney asked staff about the board's jurisdiction over an un-surveyed structure. Historic Preservation Planner

Walker answered that the demolition section in 12-3-10(1)i. is based on being contributing or non-contributing and, because the structure was not recorded, it is treated as non-contributing without the requirement of replacement plans. The board can petition the City Council to have a structure deemed contributing. Mr. Pristera shared that a 1980 survey included the structure, and it was deemed supportive but not significant. The final survey with the Florida Master Site File did not include the structure, so it must have been deemed a support structure. The structure is on the 1940 Sanborn map and by 1980 it was noted to have deteriorated. Chair Brantley noted it is not on the street frontage and appears to be in disrepair. Board Member Mead noted that while it is representative of its kind, there is nothing architecturally or historically remarkable about it.

Board Member Mead made a motion that the board find that the structure is non-contributing and has no architectural or historical value and to approve the demolition as requested. Board Member Courtney seconded the motion, and it passed 6-0 with one board member absent.

6. 25-787 520 N. 6TH AVENUE
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY COUNCIL
DISTRICT 6
NEW RESIDENTIAL CONSTRUCTION

Tim Daniel is seeking final approval for new residential construction on a vacant lot next to a contributing structure. The proposed structure is two stories with a finished floor elevation of 18" above grade with brick veneer skirting and a facade composed of Hardie board siding with optional cedar shake or brick detail on the front, a dimensional shingle roof, and standing seam metal canopy detail. The primary structure is connected by a 6' open breezeway to a detached accessory garage structure in the rear. This project received conceptual approval at the May 2025 ARB meeting.

Steven Sebold presented to the board. Board Member Mead complimented the application and incorporated changes from the conceptual review. Board Member Ramos asked staff about including Old East Hill's comments in the record. Historic Preservation Planner Walker noted the comments are included in the minutes and are distributed to the applicants and board members. Historic Preservation Planner Walker clarified that the proposed windows for this item and the next item have full divided lite per Andersen's definition with an internal shadow bar and external muntin. Board Member Ramos asked for clarification on Old East Hill's request for a ribbon drive. Mr. Sebold noted a ribbon drive is acceptable.

Board Member Del Gallo made a motion to approve but be sure that the recommendations are followed that were provided by the Old East Hill Preservation Association on the ribbon drive and divided lites. Board Member Courtney seconded the motion, and the motion passed 6-0 with one board member absent. Board Member Ramos asked if the ribbon drive requires abbreviated review.

Historic Preservation Planner Walker answered it is up to the board's discretion, and they can request an abbreviated review or include the requirement in the motion, which will be confirmed at the time of permitting.

7. 25-797 600 BLK N. 6TH AVENUE
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY COUNCIL DISTRICT 6
NEW RESIDENTIAL CONSTRUCTION

Tim Daniel is seeking final review for new residential construction on a vacant lot. The proposed structure has a finished floor elevation of 18" above grade and is two stories with an attic space with a facade composed of brick veneer skirting with Hardie board and batten and shake siding with a dimensional shingle roof and detached accessory garage to match the primary.

Steven Sebold presented to the board. Mr. Sebold noted the plans indicate a ribbon driveway and board and batten siding per Old East Hill's comments.

Board Member Mead made a motion to approve as submitted. Board Member Ramos seconded the motion, and it passed 6-0 with one board member absent.

8. 25-788 314 E. GADSDEN STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY COUNCIL DISTRICT 6
NEW ACCESSORY STRUCTURE FOR A CONTRIBUTING STRUCTURE

Mark Whitney is seeking final approval for a one story detached accessory structure with a two-car garage, attic storage, tool storage, and dwelling unit. The structure is composed of wood and Hardie siding with a dimensional shingle roof, composite decking, fiberglass and steel doors, a rolling steel storage door, and PGT 5500 series vinyl windows with no divided lites. The proposal includes new hardscaping and conceptual review for a swimming pool.

Mark Whitney presented to the board. Mr. Whitney noted the homeowner wanted to be able to drive the lawnmower in and wanted a free space above where typical tracks would be for a standard garage door. The roll-up was recessed to not be visible from the street. Board Member Mead asked for clarification on the various doors proposed. Mr. Whitney noted there was a swinging exit door, standard garage doors, and a roll-up door. Board Member Courtney complimented the window accents that match the primary. Board Member Ramos asked for clarification on the finished floor elevation for the living space. Mr. Whitney answered 16 inches. Board Member Ramos noted the massing would look better overall with a distinct finished floor elevation of at least 18 inches. Mr. Whitney noted accessibility was in mind to keep the finished floor lower for ease of entry. Mr. Whitney stated that 18 inches above grade should not be a problem. Board Member Ramos clarified that 18 inches is not a requirement but a suggestion.

Board Member Del Gallo shared that the living space may be used for elderly occupants and the garage hides the living space elevation so it is not visible from the street. Board Member Mead noted that since it is an accessory structure, the 18-inch finished floor requirement is not as important.

Board Member Del Gallo made a motion to approve as submitted. Board Member Mead seconded, and the motion passed 6-0 with one board member absent.

9. 25-789 411 W. BRAINERD STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL
DISTRICT 6
NEW ACCESSORY STRUCTURE FOR A CONTRIBUTING STRUCTURE

John and Sandra Berg are seeking final approval to construct a 12 x 20' shed in the rear yard on a concrete slab with composite siding, vinyl windows, a fiberglass door, a 7/12 pitch dimensional shingle roof to match the primary. The exterior will be painted Classic White Buff with Majolica Green trim and Polished Mahogany doors and windows to match the primary.

John Berg presented to the board. Board Member Del Gallo made a motion to approve as submitted. Board Member Ramos seconded the motion, and it passed 6-0 with one board member absent.

10. 25-790 532 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
VARIANCE

Lisa Joan Smith is seeking approval to reduce the side yard setback from the required 5 feet to 3 feet 2 inches to accommodate an addition to the rear. An existing screened porch will be removed to accommodate the new addition which will align with the plane of the existing nonconforming structure. The next agenda item is final aesthetic review of the proposed addition.

Joan Smith presented to the board. Board Member Del Gallo asked if the addition would have the same setback as the existing screened-in porch. The applicant answered yes, and the addition would extend further north than the existing screened-in porch. Historic Preservation Planner Walker noted that the screened-in porch went through the variance process previously to reduce the side yard, but because the footprint was expanding, a new variance was required. Staff clarified that the fire setback noted in the plans was to depict the 3' mark in terms of fire code and was not related to the variance request.

Board Member Del Gallo made a motion to approve the variance as requested. Board Member Courtney seconded the motion. Board Member Mead moved to amend the motion to clarify that the board found that the variance satisfied the

criteria outlined in Sec. 12-11-2(a)(2)a.1-7 and Sec. 12-12-3(5)b.1.i.-ii. The motion passed 6-0 with one board member absent.

11. 25-791 532 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
NEW ADDITION ON A CONTRIBUTING STRUCTURE

Lisa Joan Smith is seeking final approval to remove an existing 145 sf. screened porch and replace it with a 215 sf. enclosed addition on the rear of an existing non-conforming structure. The addition will match the primary structure with a 5V crimp metal roof, painted wood lap siding, and fiberglass French doors.

Joan Smith presented to the board. Chair Brantley noted that windows would be allowable per the building code and asked for clarification on the eave line. Ms. Smith noted the eave would match the existing structure.

Board Member Mead made a motion to approve. Board Member Del Gallo seconded the motion, and it passed 6-0 with one board member absent.

12. 25-792 710 N. 7TH AVENUE
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY COUNCIL DISTRICT 6
DEMOLITION OF A CONTRIBUTING STRUCTURE

Richard Bankich Jr. is seeking final approval for demolition of a contributing structure. Since the building is considered a contributing structure, the board must find that the structure is either noncontributing to the district or that unusual and compelling circumstances exist which justify its demolition. The applicant provided documentation of unreasonable economic hardship and a conceptual review of what will replace the building will be considered in the next agenda item.

Richard Bankich Jr. presented to the board. Chair Brantley asked Mr. Pristera for context. Mr. Pristera noted the structure has been heavily altered compared to the Florida Master Site File Form documentation. Mr. Pristera shared that the structure is probably too far gone and could be demolished and rebuilt. Board Member Courtney agreed the structure is in poor shape. Board Member Mead asked if the applicant had a structural report. Mr. Bankich answered no but a contractor's scope was provided. Board Member Mead shared his support of the proposed demolition. Board Member Del Gallo asked the applicant to mimic the existing column composition. Mr. Bankich was open to the suggestion.

Board Member Mead made a motion to approve based on the economic hardship and the condition of the structure. Board Member Del Gallo seconded the motion, and it passed 6-0 with one board member absent.

13. 25-793 710 N. 7TH AVENUE

OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY COUNCIL
DISTRICT 6
CONCEPTUAL REVIEW FOR NEW RESIDENTIAL CONSTRUCTION

Richard Bankich Jr. is seeking conceptual approval for the replacement plans for demolition of a contributing structure. The proposed structure is composed of stucco skirting, brick front facade, horizontal siding on the sides and rear, and a shingle roof.

Richard Bankich Jr. presented to the board. Mr. Bankich noted the brick facade could be changed based on Old East Hill Preservation Association comments and could reconfigure the columns. Board Member Courtney requested a smaller column. Board Member Ramos noted that the tapered columns are not original, and the applicant could draw inspiration from other structures in the district. Board Member Ramos cautioned against recreating the previous structure which had been heavily altered and to look at existing Old East Hill structures for wood siding, simple columns, and porches. Board Member Courtney shared that a three over one window would provide more character than a one over one. Chair Brantley noted the oddity of the brick on the front not rounding the corners. Mr. Bankich answered the architect was attempting to just match what is there currently and the final version will be refined to include the board's comments.

Board Member Yee made a motion to approve the conceptual submittal, and for the applicant to incorporate the comments from Old East Hill and the board. Board Member Mead seconded the motion, and it passed 6-0 with one board member absent.

14. 25-794 600 S. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
EXTERIOR CHANGES TO HOTEL DEVELOPMENT

Buck Lindsay is seeking final approval for design changes to the hotel development at 600 S. Palafox Street. This project received final approval at the July 2024 meeting as a seven-story hotel with 228 guest rooms. The revised plans include reducing the hotel to six stories with 184 guest rooms with a second-floor swimming pool in the rear of the structure with parking below.

Alex Grace and Buck Lindsay presented to the board. Chair Brantley asked for clarification on the space located under the pool. Mr. Lindsay answered that the space houses a stairwell and pool equipment room. The southernmost window on the Palafox Street facade is in the meeting space and the cast stone inset to the south is also part of the meeting space. Chair Brantley noted that more lighting in the meeting room may be a nice addition. Mr. Lindsay noted that new windows could be introduced in the northernmost cast stone panel that is part of the meeting space. Board Members Mead and Yee agreed with Chair Brantley's suggestions to

add glazing to help with activation of the street frontage in the meeting space. Board Member Yee added that the canopy end should be considered in relation to added glazing. Board Member Ramos asked for the reasoning for not having windows in the meeting space. Mr. Grace answered it was due to light bleeding in for presentations, but that can be addressed.

Board Member Mead made a motion to approve with an abbreviated review for additional fenestration in the panel to the south and the extension of the canopy in an appropriate manner to conform to the fenestration. Board Member Yee seconded the motion, and it passed 6-0 with one board member absent.

15. 25-795 N. JEFFERSON STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
CONCEPTUAL REVIEW OF NEW COMMERCIAL DEVELOPMENT

Travis Altsman is seeking conceptual approval for a five-story mixed-use building with retail on the first floor facing Jefferson Street with 25 condo units on floors two through five. The building is composed of ground-faced CMU block, flush metal panels, and brick with aluminum storefronts in dark bronze.

Travis Altsman presented to the board. Chair Brantley noted that the top floor canopy thickness could be reduced, and the canopy be pushed forward to provide a better profile. Board Member Mead noted that the full-height wing walls for the balconies seem to cut off the view from the structure. Board Member Mead encouraged that one leg of the wing wall approach be opened toward Jefferson Street. The wing walls as presented focus all the attention on the courtyard. Board Member Ramos asked for clarification on the brick samples versus what the Tristan hotel was using. Mr. Altsman answered the brick will be blended and will match the Tristan hotel, which has not been finalized. Board Member Ramos agreed with the other comments about more visibility from the balconies. Board Member Mead noted reducing the wing walls could assist with the view. Mr. Altsman noted the balcony concerns to be addressed for final review. Mr. Pristera complimented the architectural design and encouraged the applicant to maintain the proposed materials and not remove them through value engineering.

Board Member Del Gallo made a motion to approve. Board Member Ramos offered an amendment that the final application incorporate some of the comments discussed by the board. Board Member Del Gallo accepted the amendment. Board Member Ramos seconded the motion, and it passed 6-0 with one board member absent.

16. 25-796 178 N. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
NEW CONSTRUCTION AT A CONTRIBUTING STRUCTURE

Michael Carro is seeking final approval to add a 60 x 25' metal garage structure with a parapet on three sides that slopes from 17' in height to 13' 11" to the rear. The structure will be clad with a stucco textured wall panel in white with a 5V crimp metal roof and metal canopies with four garage doors and three steel entrance doors. This project was conceptually approved at the May 2025 ARB meeting with the requirement to incorporate the board's feedback for final review.

Michael Carro presented to the board. Chair Brantley complimented the option for one continuous metal canopy versus multiple and to have the cables aligned with each column with higher attachments to the building. Board Member Ramos suggested canopies only over the entrance doors as an option. Mr. Carro was indifferent but wanted it to be aesthetically pleasing. Board Member Mead agreed that continuous canopy coverage would be useful from a functionality standpoint. Board Member Yee asked if there would be exterior lighting. Mr. Carro answered yes, and the fixtures would be sconces that would match the neighboring structure. Board Member Mead suggested that a lighter color underneath the canopy with a sconce fixture above would give a soft light effect. Mr. Carro noted there are gas lantern-type lights in the parking lot.

Board Member Del Gallo made a motion to approve as submitted with a continuous canopy over the doors. Chair Brantley suggested an amendment that the brackets be spaced on the columns on either side of the door with six brackets. Board Member Ramos suggested another amendment to include exterior lighting in an abbreviated review. Board Member Del Gallo accepted the amendments. Board Member Mead seconded the amended motion, and it passed 6-0 with one board member absent.

ADJOURNMENT

ARB Comments

North Hill Preservation Association

June 26, 2025

The North Hill Architectural Review and Assistance Committee (ARAAC) reviewed the two (2) items pertaining to North Hill which are on the ARB agenda for June. The committee had the following comments:

**Item 4 1500 North Spring Street
Non-Contributing Structure**

North Hill Preservation District

Wayne and Shanna Coleman are seeking final approval to replace an existing fiberglass door with a Therma Tru Smooth Fiberglass door with a 3/4 length salina glass detail, painted Black Fox to match the existing exterior paint.

1. We have no objections or comments for this request.

**Item 9 411 W. Brainerd Street
Contributing Structure**

North Hill Preservation District

John and Sandra Berg are seeking final approval to construct a 12 x 20' shed in the rear yard on a concrete slab with composite siding, vinyl windows, a fiberglass door, a 7/12 pitch dimensional shingle roof to match the primary. The exterior will be painted Classic White Buff with Majolica Green trim and Polished Mahogany doors and windows to match the primary.

1. We have no objections or comments for this request.

Respectfully submitted,

North Hill Architectural Review and Assistance Committee (ARAAC):

Deborah Hart, member North Hill Preservation Assoc.; ARAAC Chairperson
Lisa Bradley, treasurer, North Hill Preservation Assoc. Board of Directors
Wendy McCullar, member North Hill Preservation Assoc. Board of Directors
Adrian Russell, member North Hill Preservation Assoc. Board of Directors
Jason Strahan, member North Hill Preservation Assoc. Board of Directors
Marcie Whitaker, member North Hill Preservation Assoc. Board of Directors
Bobbi Godwin, member North Hill Preservation Association
Lee Hansen, member North Hill Preservation Association
Kathy Sandstrom McKean, member North Hill Preservation Association
Diane Walker, member North Hill Preservation Association

Adrianne Walker

From: Christian Wagley <christianwagley@gmail.com>
Sent: Thursday, June 26, 2025 12:55 PM
To: Adrianne Walker
Cc: Susan Ford; Dianne Dixie Dixey; Casandra Mannis; Michael Courtney; Pat Meusel
Subject: [EXTERNAL] ARB comments

 **THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT** 

Dear ARB members:

The Old East Hill Property Owners Association Architectural Committee has reviewed the proposed projects in Old East Hill on the June ARB agenda, and we offer the following comments:

5. 318 1/2 E. BELMONT STREET

We typically never support the demolition of historic structures, and this one is historic despite its failure to be captured in the neighborhood survey that determined contributing and non contributing structures. No specific opposition to the demolition was expressed by committee members.

6. 520 N. 6TH AVENUE

We appreciate the adjustment to an 18" FFE, which the ARB has typically required as a minimum in Old East Hill. The FFE must be reflected on all building plans.

We suggest a concrete ribbon drive for at least the first 15' of drive, as a design that is more typical of the neighborhood's traditional driveways that were often ribbon or gravel. Some concerns were expressed about the home looking too modern for Old East Hill, but no specific suggestions made for changes. We do wish to confirm that windows will contain raised muntins and mullions (simulated divided lites) rather than flat profile grilles or muntins/mullions.

7. 600 BLK N. 6TH AVENUE

We suggest a concrete ribbon drive for at least the first 15' of drive, as a design that is more typical of the neighborhood's traditional driveways that were often ribbon or gravel. We do favor the board and batten cladding shown here over brick, as there is not a single brick home from Old East Hill's formative years (1870 – 1920). We do wish to confirm that windows will contain raised muntins and mullions (simulated divided lites) rather than flat profile grilles or muntins/mullions.

8. 314 E. GADSDEN STREET

We appreciate the use of real wood siding, but remind that proper detailing requires it to be furred out from housewrap in order to ensure a proper drainage plane. Concerns were expressed about a "rolling steel storage door" as not being complementary to the District, as garage doors are typically of the carriage type.

12. 710 N. 7TH AVENUE and 13. 710 N. 7TH AVENUE

We typically never support the demolition of historic structures, and that is true here as well. But if permitted for demolition, the committee feels that replacement with a structure with wood cladding rather than brick would be more appropriate, as the original structure here was clad with wood and the brick was added later. As stated previously, there is not a single brick home from Old East Hill's formative years (1870 – 1920).

Thank you for considering our comments, and for your service.



Christian Wagley

Chair

On behalf of the Old East Hill Property Owners Association Architectural Committee

Diane Dixie

Michael Courtney

Cassandra Manis

Susan Ford Buck

Christian Wagley

--

Christian Wagley
(850) 687-9968

IN THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PENSACOLA

ORDER ON APPLICATION FOR VARIANCE

June 26, 2025

532 E. Government Street

This matter came before this Board upon the application of **Lisa Joan Smith** for a variance to the requirements of **Sec. 12-3-10(1)h.1. Figure 12-3.1** of the City of Pensacola Land Development Code, to wit: a variance to reduce the side yard setback from the required 5 feet to 3 feet 2 inches to accommodate an addition to the rear.

Based upon the consideration of the application and other evidence presented at a hearing before the Board, the Board:

- ☐ Finds that the application is for an impermissible variance as to the use of the subject property, and, therefore, the Board denies the variance.
- ☐ Finds that the evidence does not support the findings and determinations which the Board is required by law to make in order to authorize the variance, and therefore the Board denies the variance.
- ☒ Makes the following findings and determinations:
 1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
 2. That the special conditions and circumstances do not result from the actions of the applicant;
 3. That granting the variance requested will not confer on the applicant any special privilege that is denied by the ordinance to other lands, buildings, or structures in the same zoning district;
 4. That literal interpretation of the provisions of the applicable zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant
 5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;
 6. That the grant of the variance will be in harmony with the general intent and purpose of the applicable zoning ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
 7. That the variance will not constitute any change in the districts shown on the zoning map, will not impair an adequate supply of light and air to adjacent property, will not

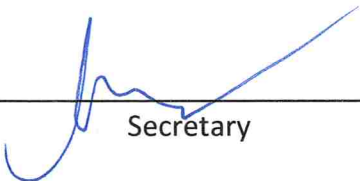
materially increase the congestion in public streets, or increase the public danger of fire and safety, will not materially diminish or impair established property values within the surrounding area, and will not otherwise impair the public health, safety, morals and general welfare of the City of Pensacola.

Additional Criteria per Sec. 12-12-3(5)b:

- (a) That the Variance granted will not detract from the architectural integrity and/or historical accuracy of the development and its surroundings; and
- (b) That the grant of the Variance will be in harmony with the general intent and purpose of this title and that such Variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

DONE AND ORDERED this the **26th** day of **June 2025**, by the Architectural Review Board of the City of Pensacola.

Attest:

By: _____
Secretary

By: _____
Chairman

JUDICIAL REVIEW OF DECISION OF BOARD: If denied a variance by the Board, that request for a variance cannot be heard again for a period of one (1) year. In accordance with Section 12-12-2 of the Land Development Code, any person or persons, jointly or severally, aggrieved by a decision of the Board, may apply to the Circuit Court of the First Judicial Court of Florida within thirty (30) days from the date of rendition of the decision by the Board. The Board, Building Inspector, or Attorney of the City of Pensacola must be notified of an appeal within five (5) days of the application being made to the Circuit Court. If a Notice or Appeal has not been received within thirty-five (35) days of the date of rendition of the decision of the Board and the variance was denied, the petitioner shall be notified by the Building Inspector that they have ten (10) days to remove or correct the violation.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-949

Architectural Review Board

7/17/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

121 S. Palafox Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Exterior Alterations at a Non-Contributing Structure

SUMMARY:

Scott Dean is seeking final approval for alterations to the front and rear facades, including a new stucco system with tile accents, aluminum canopies on the front, shutters on the rear, new aluminum storefront systems for the front and rear, and exterior lighting. The application includes conceptual review for rear parking lot improvements, including a trash enclosure, patio gate, planting beds, electric car charging station, powder-coated aluminum fence, and an entrance portal from Intendencia Street. This project received conceptual approval for facade changes at the May 2025 ARB meeting.

Recommended Code Sections:

12-3-27(f)(2)a. Palafox Historic Business District; Architectural review of proposed exterior development; Decision guidelines.

12-3-27(f)(4)d. PHBD; Architectural review of proposed exterior development; Board review standards; Show windows and storefronts.

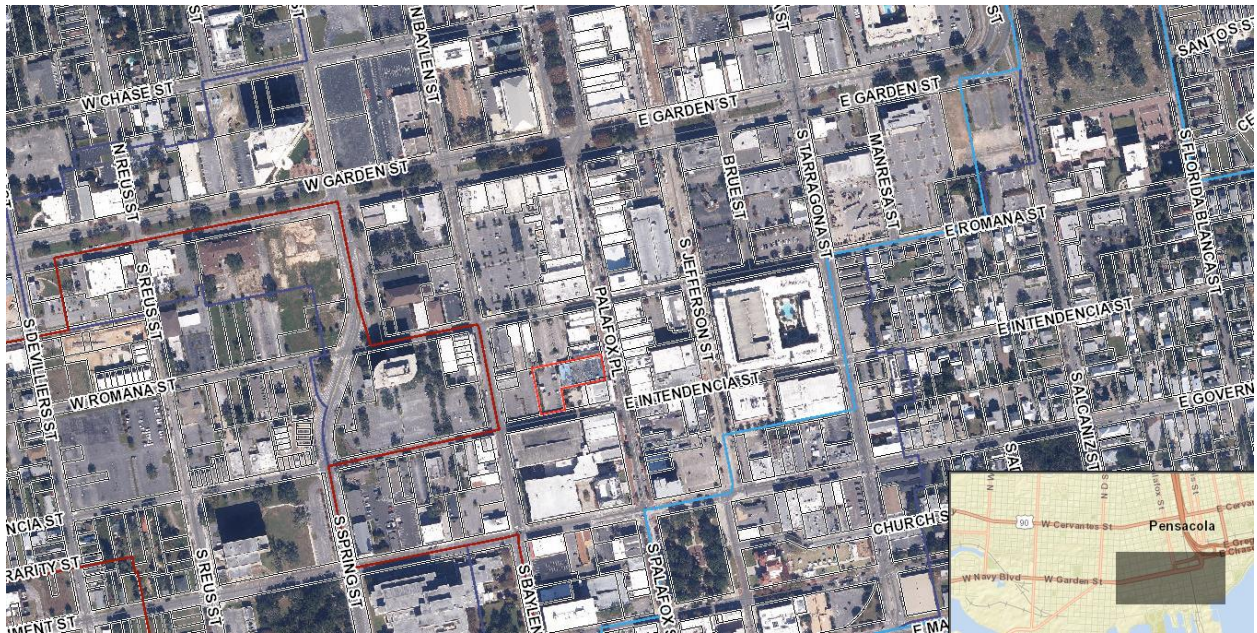
12-3-27(f)(4)g. PHBD; Architectural review of proposed exterior development; Board review standards; Walls and fences.

12-3-27(f)(4)h. PHBD; Architectural review of proposed exterior development; Board review standards; Landscaping and screening.

ATTACHMENTS:

1. Images
2. May 2025_Application and Materials
3. July 2025_Application and Materials

121 S. Palafox Street





**Architectural Review Board Application
Full Board Review**

Application Date: 4/22/2025

Project Address: 121 Palafox

Applicant: Scott Dean

Applicant's Address: 2301 Tobie Dean Road

Email: scott@deandesignbuild.com Phone: 8507126571

Property Owner: Tracy Goodson

District: ☐ PHD ☐ NHPD ☐ OEHPD ☒ PHBD ☐ GCD
(If different from Applicant)

Application is hereby made for the project as described herein:

- ☐ Residential Homestead – \$50.00 hearing fee
☒ Commercial/Other Residential – \$250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include seven (7) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

This submittal is an amendment/reduction in scope to a previously approved application.

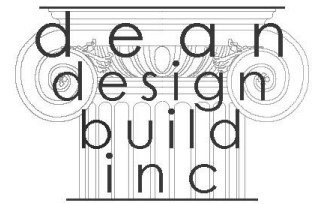
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.

Applicant Signature

4-22-2025

Date

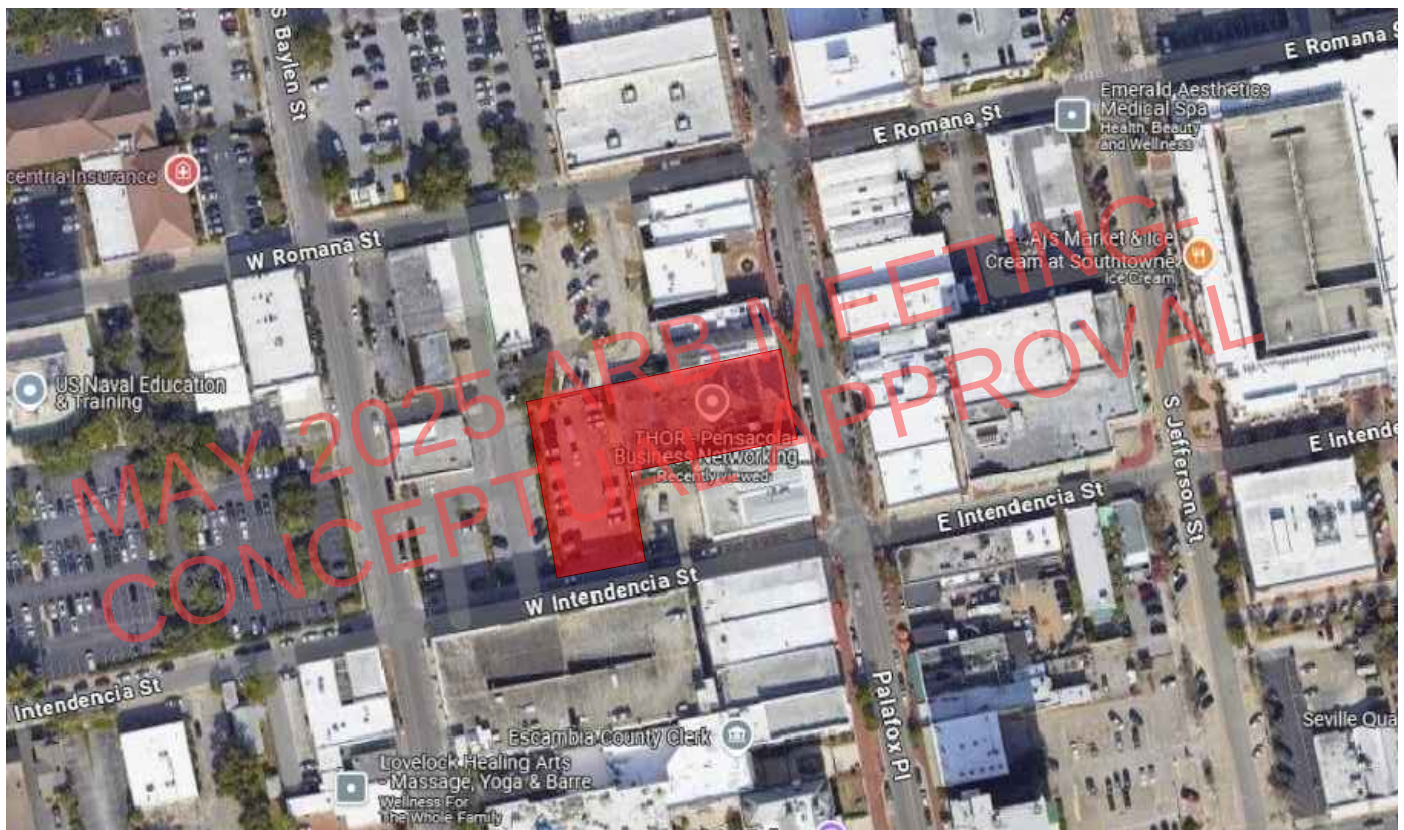
Dean Design Build, Inc
2301 Tobie Dean Road
Cantonment, FL 32533
850.712.6571



April 24, 2025

121 S. Palafox Place
Pensacola, FL 32502

Pensacola Architectural Review Board



PROJECT SITE

CURRENT FACADES



PALAFOX ENTRANCE



HOTEL ENTRANCE

PREVIOUS APPROVED FACADES (NON-BUILT)

May 19, 2022



PALAFOX ENTRANCE



HOTEL ENTRANCE

February 12, 2020



PALAFOX ENTRANCE



HOTEL ENTRANCE

CURRENT REQUESTED FACADE MODIFICATION



PALAFOX ENTRANCE

MAY 2025 ARB MEETING-
CONCEPTUAL APPROVAL

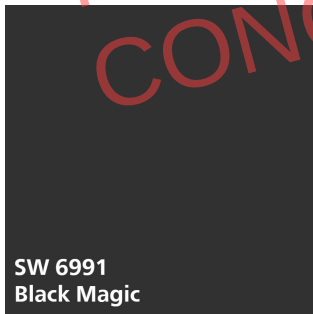


HOTEL ENTRANCE

Color Schedule

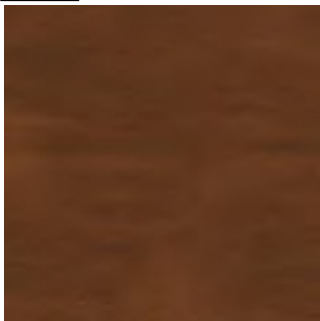
Façade Tile	Adessi Tile	Porcelain Urban Graphite
Accent Tile	Artisan Crafted Works	Porcelain Fleur-De-Lis
Stucco	Synergy	3098 Crescent (LRV 63)
Stucco Base (At Rear)	Synergy	3098 Crescent (LRV 63)
Stucco Trim / Cornice	Synergy	610 Porridge (LRV 48)
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Balcony	Mapes Aluminum	Black Powder coat/Dk. Bronze
Railing Balustrades / Panels	Custom	Black Powder Coat Finish
Shutters	Sherwin Williams	SW "Black"
Lighting at Palafox Entrance	Visual Comfort Studio	Up Down - Black
Lighting at Hotel Entrance	Capital Lighting	Hunt Sconce - Black
Signage	TBD	Brass Powder Coat Finish or Black

PAINT COLORS



Sherwin Williams: "Black"

STAIN



Tongue and Groove Ceilings

Sherwin Williams: SW 3518 "Hawthorn"
Exterior Transparent Stain

TILE

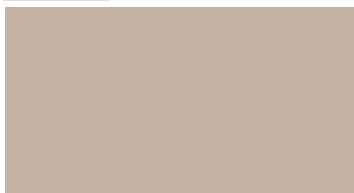


Palafox Wainscot
Adessi Tile
"Urban Graphite"

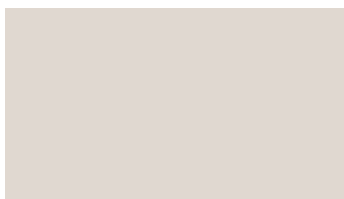


Palafox Wainscot Accents
Artisan Crafted Works
"Porcelain Fleur-De-Lis"

STUCCO

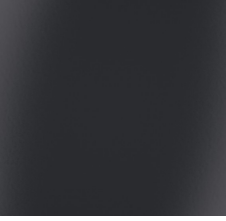


(TRIM) Synergy
610 Porridge (LRV 48)



(FIELD) Synergy
3098 Crescent (LRV 63)

POWDER COATED ALUMINUM



Railing / Balcony / Awning

Matte Black

SHUTTERS



Composite New Orleans Style Louvered

Color: Black

LIGHTING



Palafox Entrance Sconces

Visual Comfort Studio

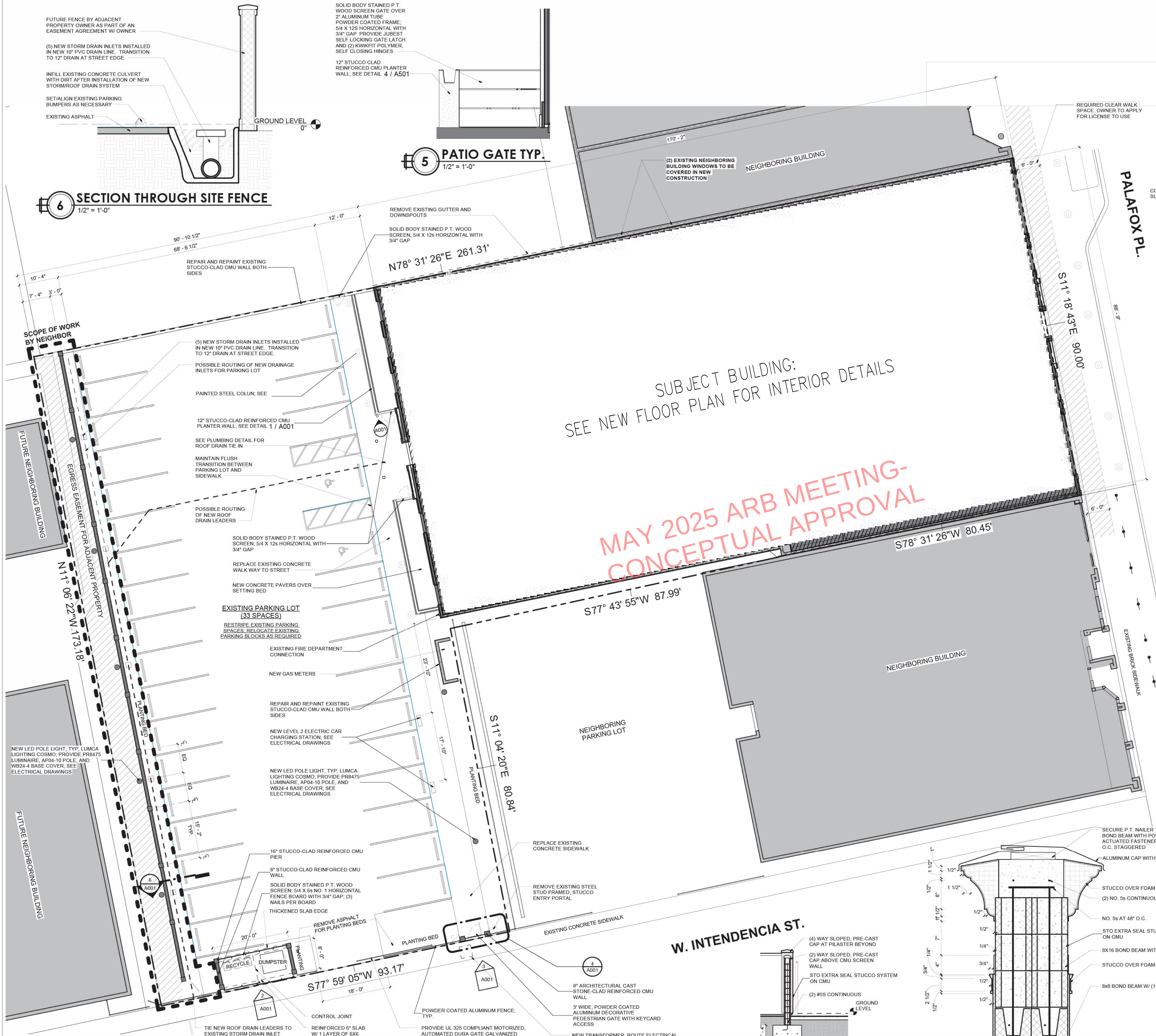
Up Down - Black



Hotel Entrance Sconces

Capital Lighting

Hunt Sconce - Black



NEW WORK SITE PLAN NOTES:

1. IRRIGATION AND LANDSCAPING DESIGN BY LANDSCAPE SUBCONTRACTOR; VERIFY WITH OWNER.
2. ALL SIGNAGE AND LANDSCAPING DESIGN WILL REQUIRE ABBREVIATED REVIEW BY THE PENSACOLA ARCHITECTURAL REVIEW BOARD.
3. PROVIDE STREET ADDRESS WITH MIN. 6" HIGH LETTERS ON BUILDING EXTERIOR VISIBLE FROM VEHICLE APPROACH.
4. PROVIDE SILT FENCING PER CITY REQUIREMENTS.
5. ELECTRICAL VEHICLE CHARGING STATIONS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 70. ELECTRIC VEHICLE CHARGING SYSTEM EQUIPMENT SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 2200. ELECTRIC VEHICLE SUPPLY EQUIPMENT SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 2594.



dalrymple | sallis
architecture
503 E. Government St.
Pensacola, FL 32502
P: 850-470-6399
F: 850-470-6397
www.dalrymple.com
AR 0016385

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PART WITHOUT WRITTEN CONSENT OF
THE FIRM'S PRINCIPALS

CERTIFICATION

121 Palafax Alteration

121 Palafax Pl.
Pensacola, FL 32502

DRAWN BY: MH
CHECKED BY: JSS

ISSUE DATE:
09-20-2022

REVISIONS
No. Des. Date

SHEET TITLE:

SITE PLAN

SHEET NO:

A001

PROJECT NO:
21047

Design Team:

Seal:

NOT FOR CONSTRUCTION

REVISION/RELEASE INFORMATION

DATE

NO.

NEW WORK PLAN

INTERIOR ALTERATION

121 PALAFOX COMPLEX

121 Palafox Street - Pensacola, Florida 32502

Sheet Title:

Project Number: 25002

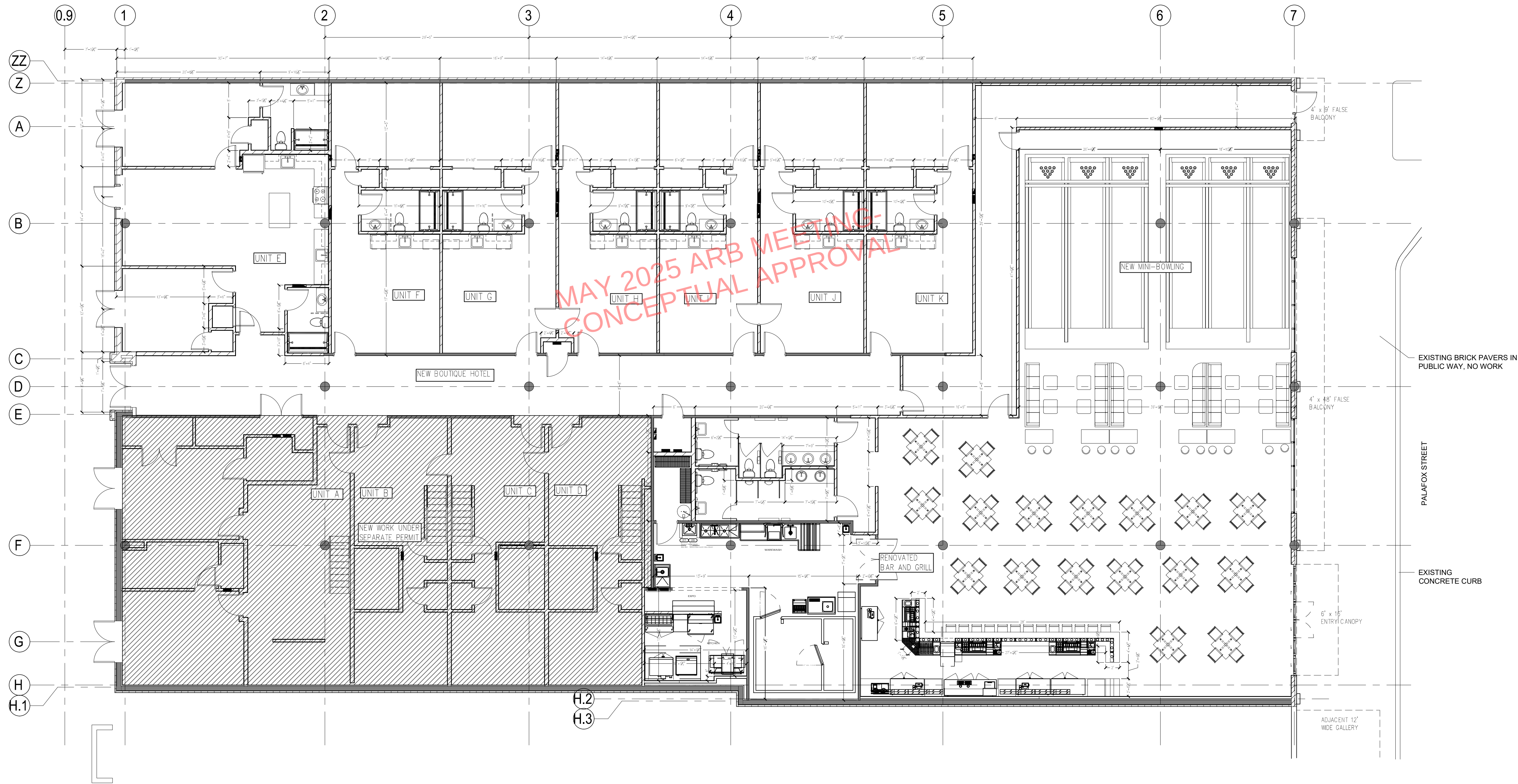
Drawn By:

Phase: 00

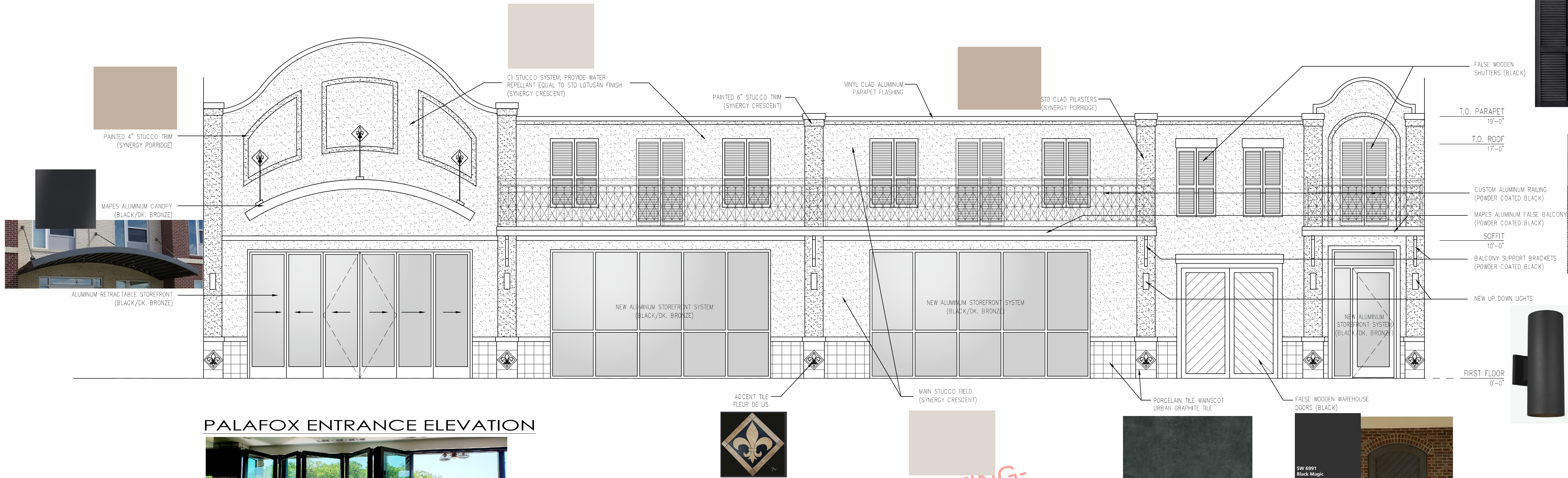
Drawing Date: 3/12/2025

Drawing Number:

A101



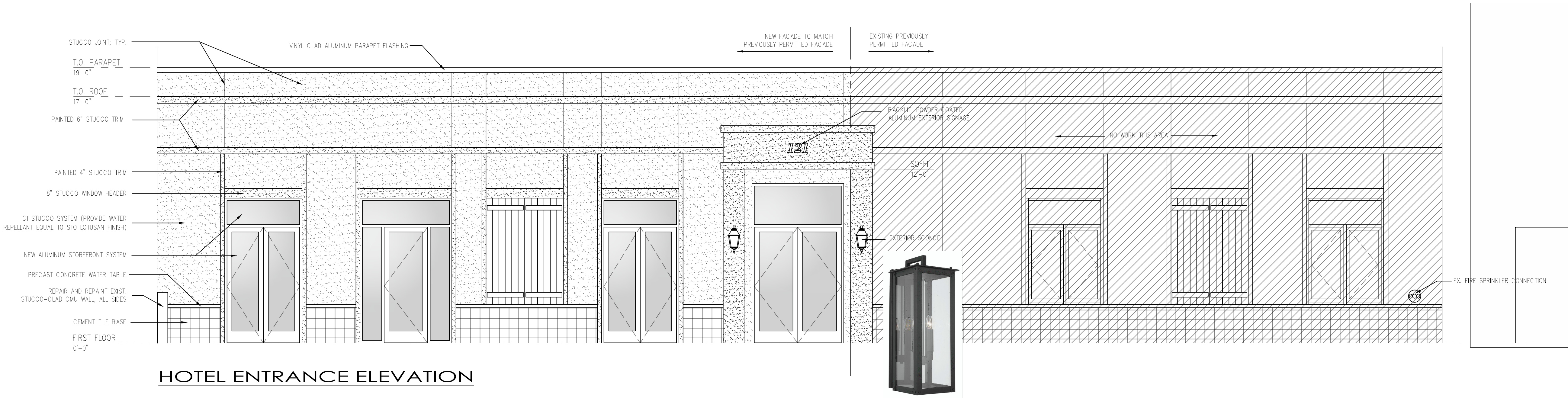
Design Team:



PALAFOX ENTRANCE ELEVATION



MAY 2025 ARB MEETING-
CONCEPTUAL APPROVAL



HOTEL ENTRANCE ELEVATION

REVISION/RELEASE INFORMATION

DATE

NO.

EXTERIOR ELEVATIONS

Sheet Title:

Project Number: 25002
Drawn By:
Phase: SCHEMATIC
Drawing Date:
Drawing Number:

ARB



**Architectural Review Board Application
Full Board Review**

Application Date: 6-24-2025

Project Address: 121 Palafox

Applicant: Scott Dean

Applicant's Address: 2301 Tobie dean Road

Email: scott@deandesignbuild.com **Phone:** 850.712.6571

Property Owner: Tracy Goodson

District: ☐ PHD ☐ NHPD ☐ OEHPD ☒ PHBD ☐ GCD

(If different from Applicant)

Application is hereby made for the project as described herein:

- ☐ Residential Homestead – \$50.00 hearing fee
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Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

Re-presentation with adjustments/suggestions from the board

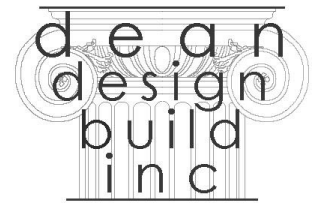
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Applicant Signature

6-24-2025

Date

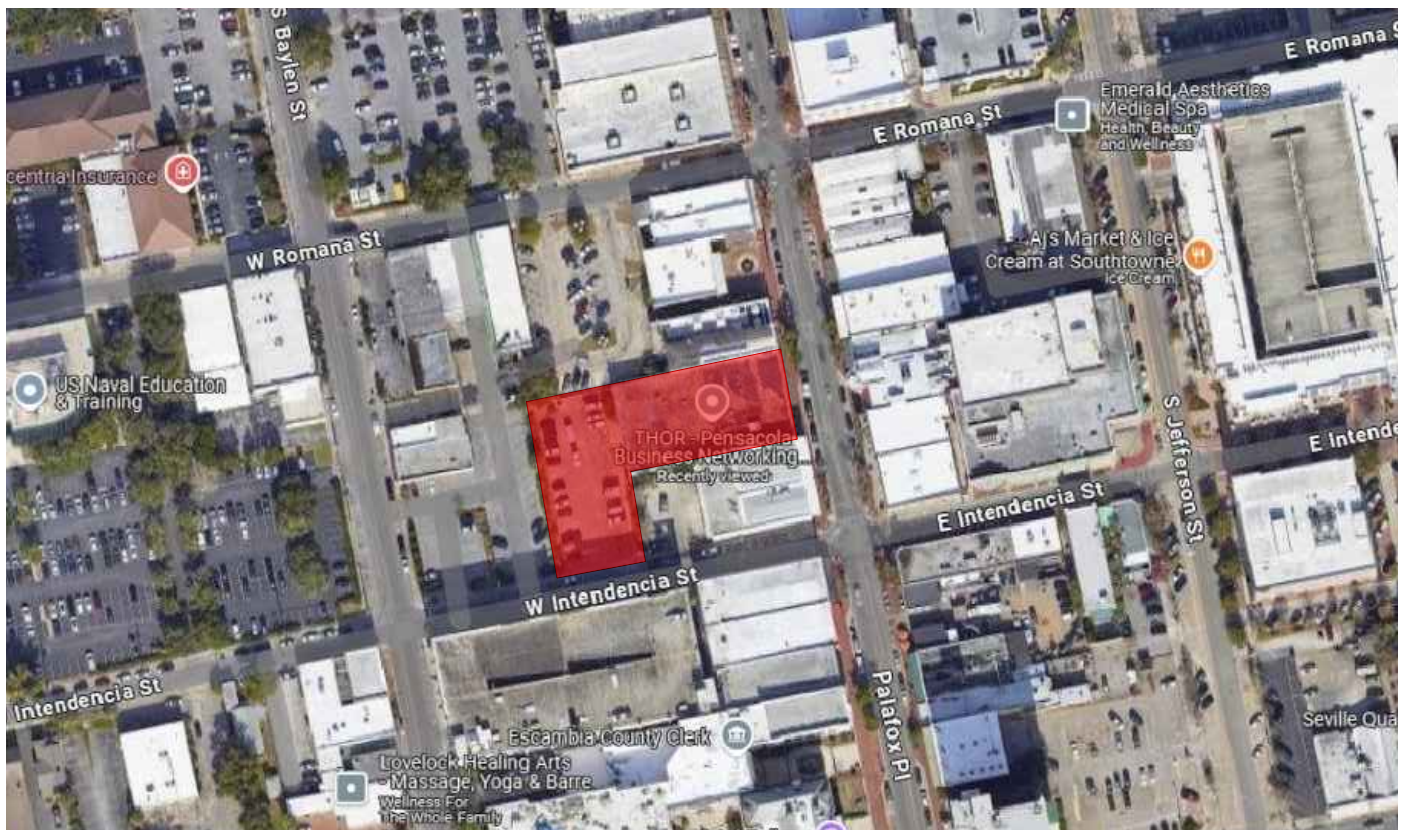
Dean Design Build, Inc
2301 Tobie Dean Road
Cantonment, FL 32533
850.712.6571



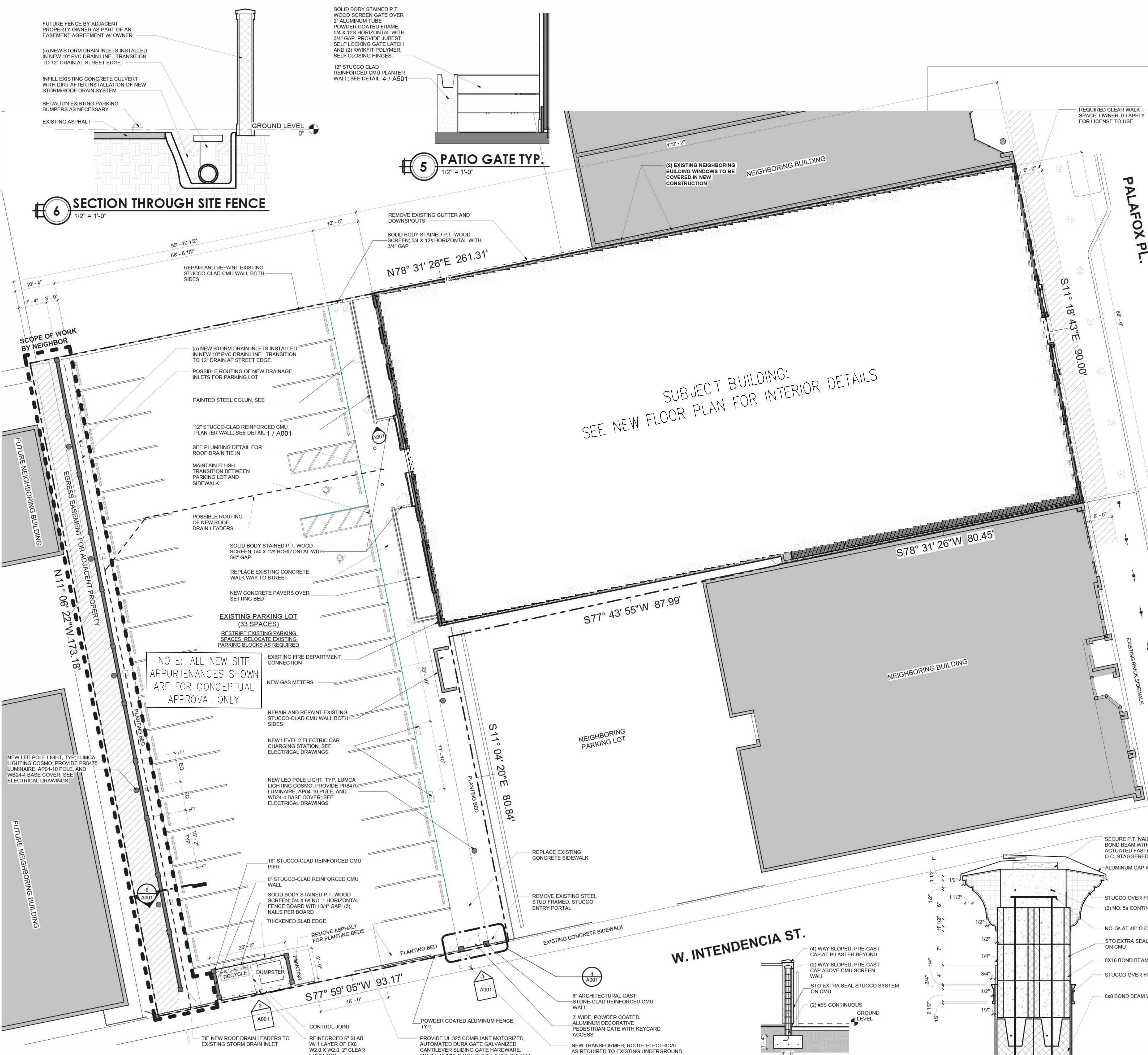
June 24, 2025

121 S. Palafox Place
Pensacola, FL 32502

Pensacola Architectural Review Board

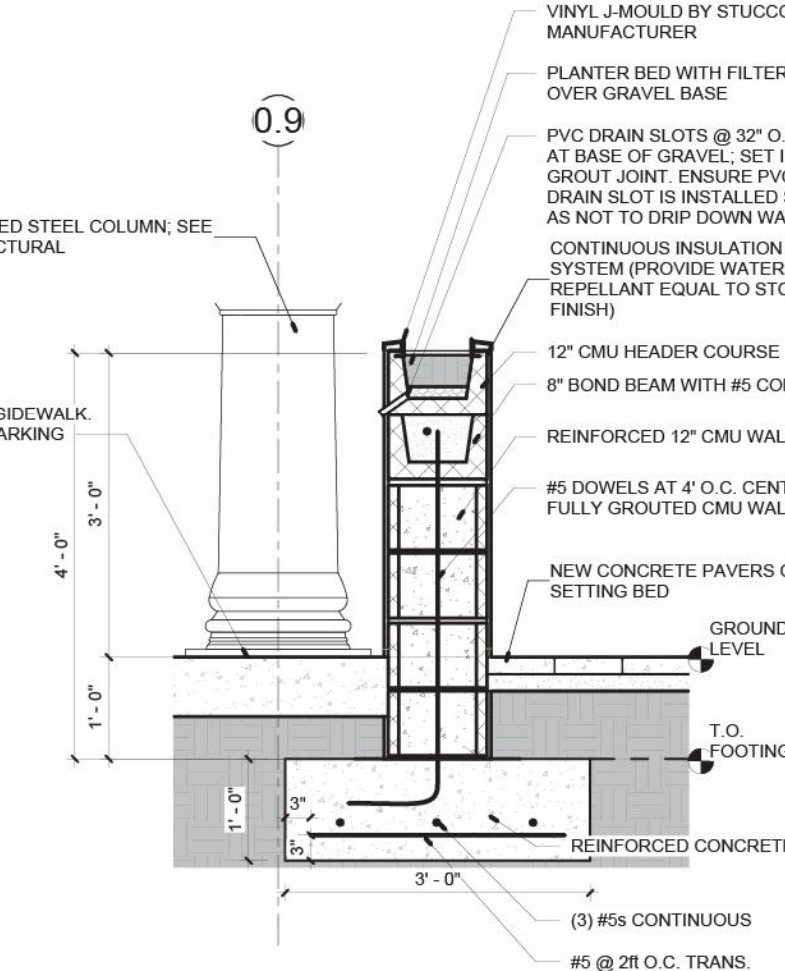


PROJECT SITE

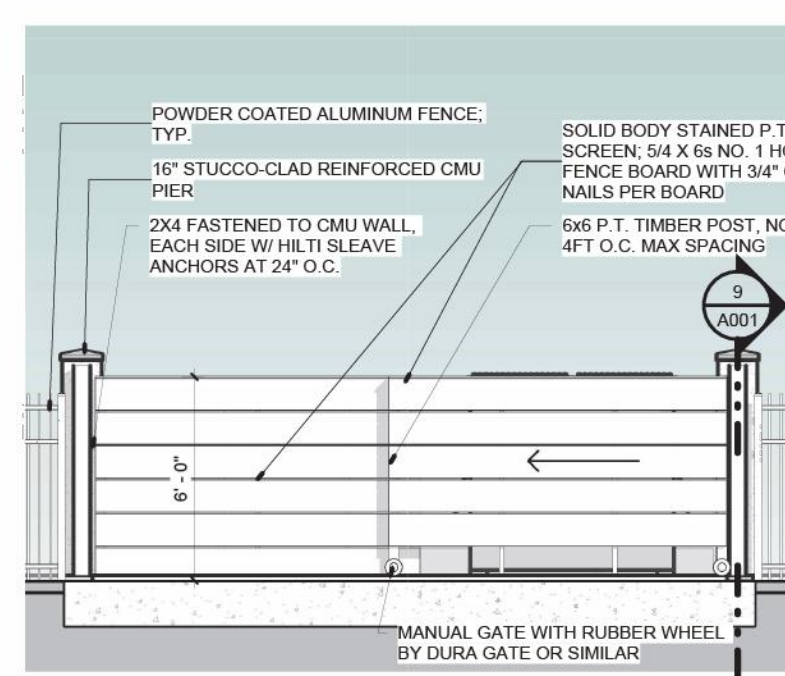


NEW WORK SITE PLAN NOTES:

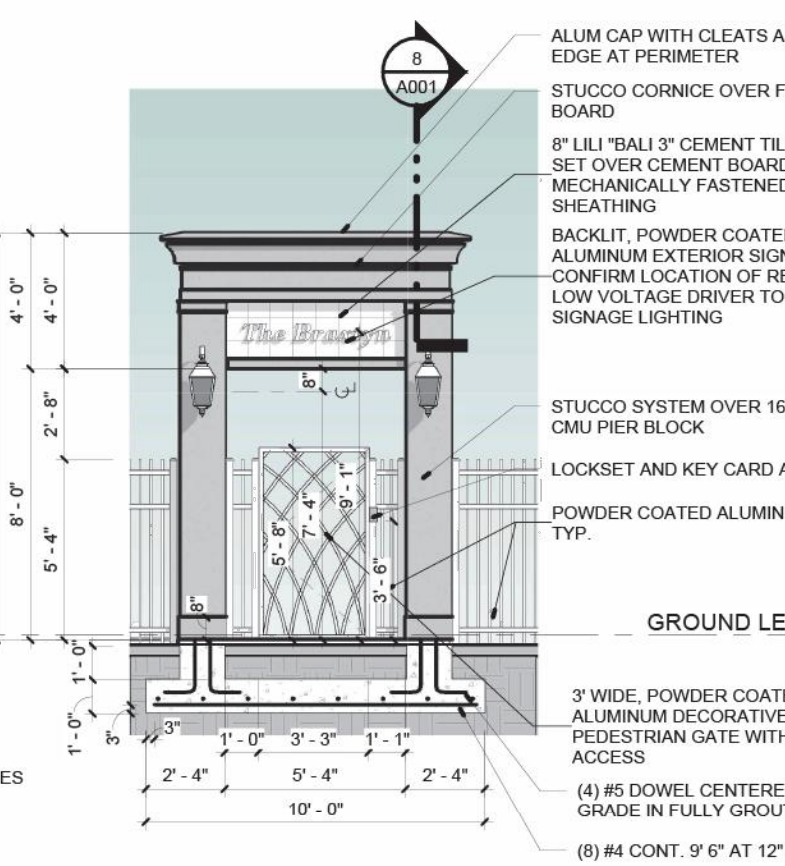
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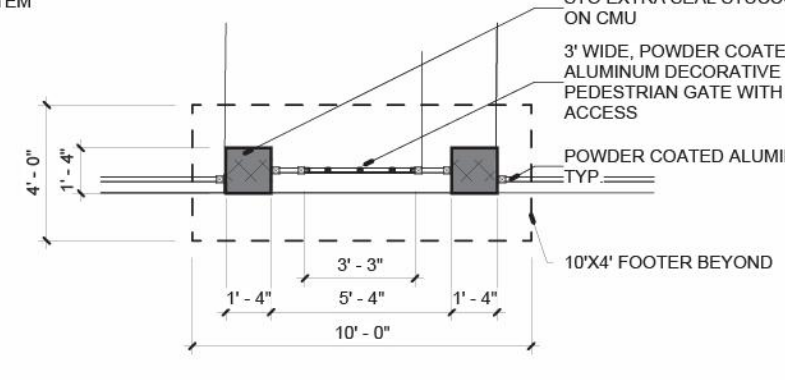
1 PLANTER WALL SECTION
3/4" = 1'-0"



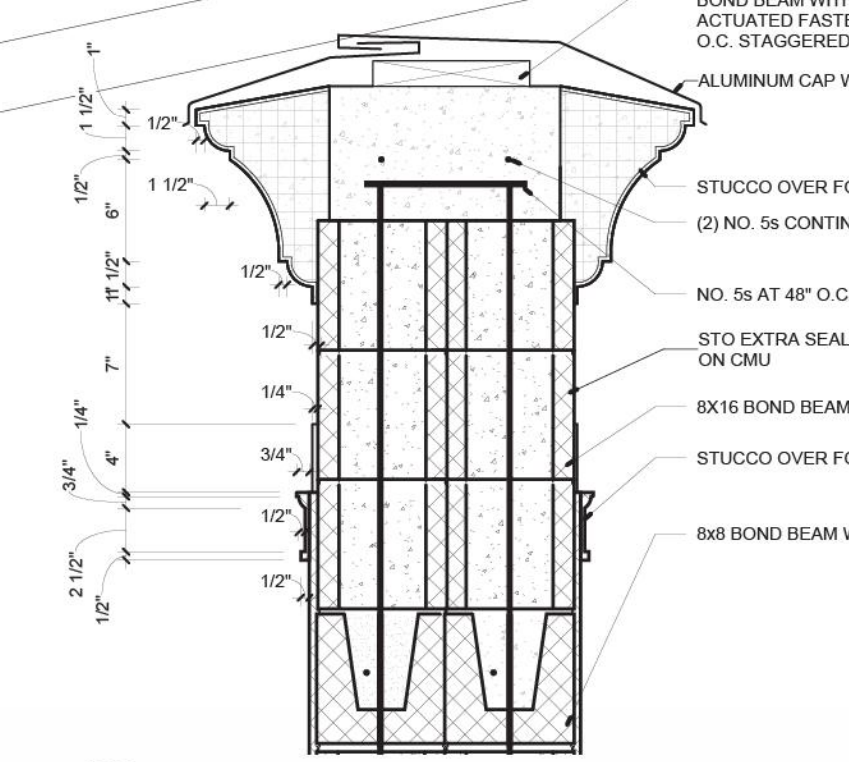
2 TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



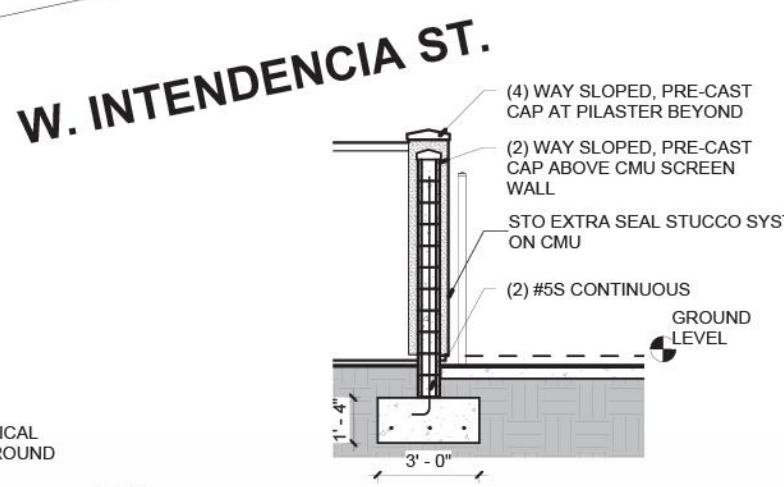
3 INTENDENCIA PORTAL ELEV.
1/4" = 1'-0"



4 INTENDENCIA PORTAL PLAN
1/4" = 1'-0"



8 INTENDENCIA PORTAL DETAIL
1 1/2" = 1'-0"



9 TRASH ENCLOSURE SECTION
1/4" = 1'-0"

ds
dalrymple | sallis
architecture
503 E. Government St.
Pensacola, FL 32502
P: 850-470-6397
F: 850-470-6397
www.dsai.com
AR 0016385

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CERTIFICATION

121 Palafax Alteration
121 Palafax Pl.
Pensacola, FL 32502

DRAWN BY:	CHECKED BY:
MH	JSS
ISSUE DATE:	
09-20-2022	
REVISIONS	
No. Des. Date	

SHEET TITLE

SITE PLAN

SHEET NO:

A001

PROJECT NO:
21047

CURRENT FACADES



PALAFOX ENTRANCE



HOTEL ENTRANCE

PREVIOUS APPROVED FACADES (NON-BUILT)

May 19, 2022



PALAFOX ENTRANCE



HOTEL ENTRANCE

February 12, 2020



PALAFOX ENTRANCE



HOTEL ENTRANCE

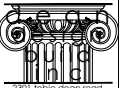
CURRENT REQUESTED FACADE MODIFICATION



PALAFOX ENTRANCE



HOTEL ENTRANCE



2501 Todd Design Road
Cantonment, FL 32533
scott@deandesignbuild.com
850-712-6571
Design Team

25-4

REVISION RELEASE INFORMATION

DATE

NO.

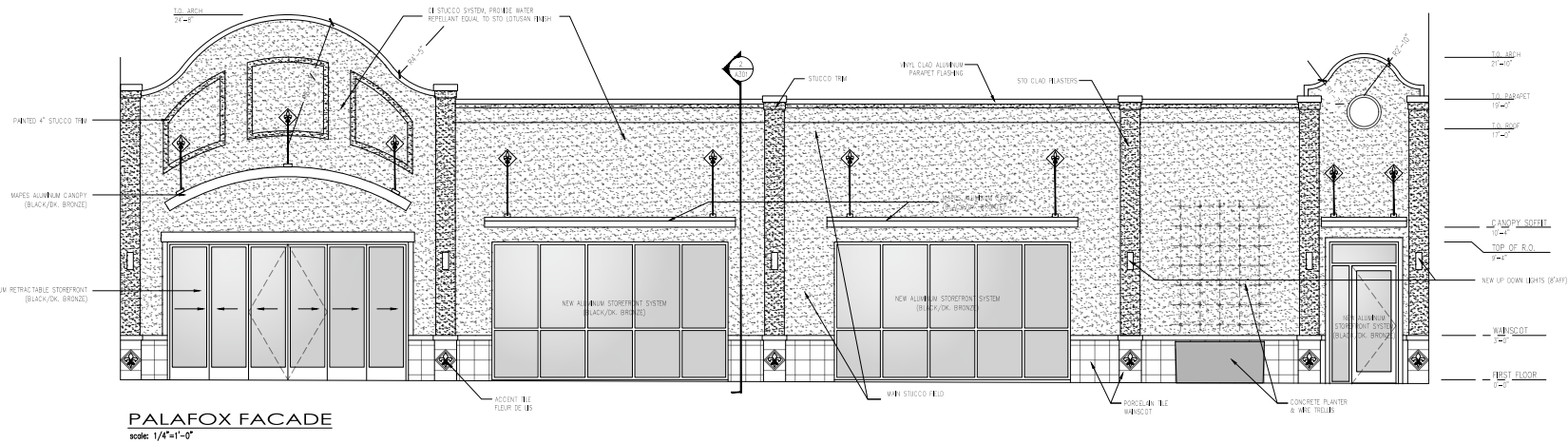
EXTERIOR ELEVATIONS

INTERIOR ALTERATION

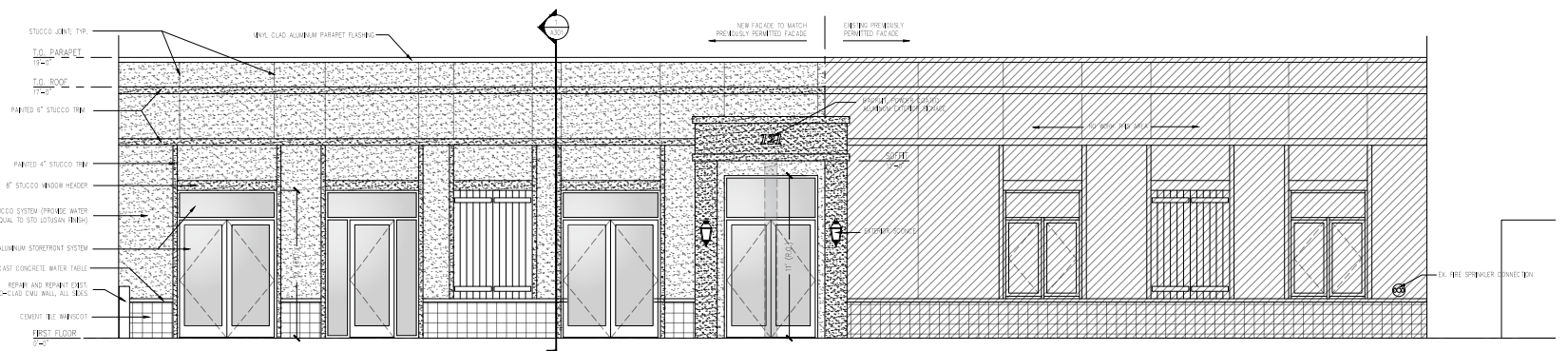
121 PALAFOX COMPLEX

121 Palafox Street - Pensacola, Florida 32502

Project Number: 25002
Drawn By: [blank]
Date: [blank]
Drawing Date: 8/27/2025
Drawing Title: [blank]
A201



REAR NEW WORK ELEVATION
scale: 1/4\"/>



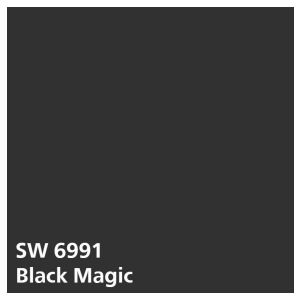




Color Schedule

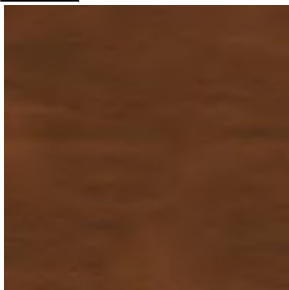
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Lighting at Palafox Entrance	Visual Comfort Studio	Up Down - Black
Lighting at Hotel Entrance	Capital Lighting	Hunt Sconce - Black
Signage	TBD	Brass Powder Coat Finish or Black

PAINT COLORS



Sherwin Williams: "Black"

STAIN



Tongue and Groove Ceilings

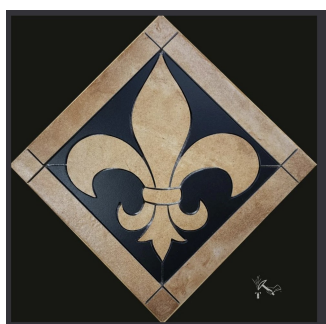
Sherwin Williams: SW 3518 "Hawthorn"
Exterior Transparent Stain

TILE



Palafox Wainscot

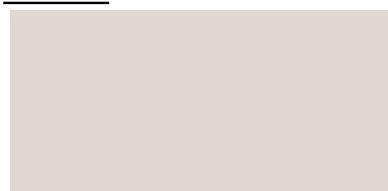
Adessi Tile
"Urban Graphite"



Palafox Wainscot Accents

Artisan Crafted Works
"Porcelain Fleur-De-Lis"

STUCCO



(FIELD) Senergy
3098 Crescent (LRV 63)



(TRIM) Senergy
610 Porridge (LRV 48)

POWDER COATED ALUMINUM



~~Railing / Balcony~~ / Awning

Matte Black

SHUTTERS



Composite New Orleans Style Louvered

Color: Black

LIGHTING



Palafox Entrance Sconces

Visual Comfort Studio

Up Down - Black



Hotel Entrance Sconces

Capital Lighting

Hunt Sconce - Black

SUPER LUMIDECK FLAT SOFFIT



ALL-WEATHER CANOPIES. AND WE MEAN ALL-WEATHER.

The Super Lumideck Flat Soffit canopy is an all-extruded, pre-engineered canopy designed for high-load architectural applications. The Flat Soffit deck style provides a ceiling aesthetic and achieves a clean, sleek design for any canopy application. The smooth deck can be combined with different fascia profiles to complement any design emphasis or building requirement. Compared to the alternatives, Mapes aluminum, non-rusting finish and high-quality extruded materials provide superior longevity, while meeting all local code requirements for snow and wind loads.

For more details, please visit [mapes.com](https://www.mapes.com)

SUPER LUMIDECK FLAT SOFFIT

TECHNICAL DATA

All-extruded Aluminum (T6 – 6063)

Fascia .125"

Decking .078"

Deflection rating L/180

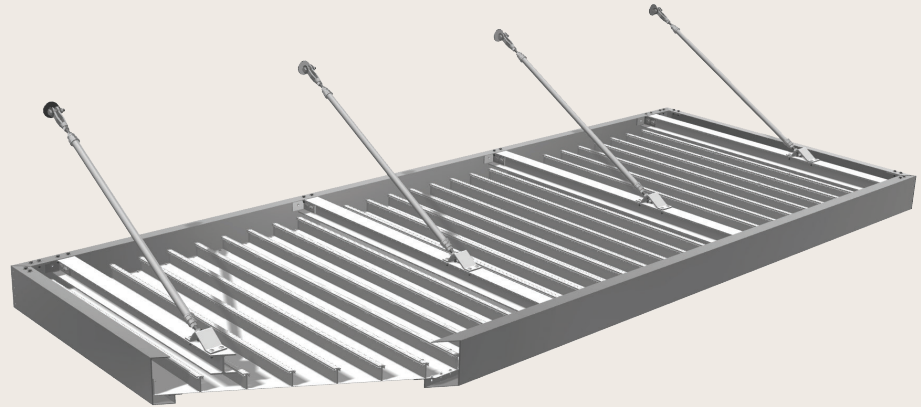
Maximum Projection*

8' w/ hanger rod supports

5' w/ cantilever supports

Note: Engineered stamped calcs available in all 50 states

*Maximum projection may vary based on load conditions



CANOPY DETAILS

Finishes		Warranty		Application
Mapes Standard Finishes	Clear Anodized, White Baked Enamel, & Bronze Baked Enamel	1 year	Meets AAMA 2603 specifications	Factory applied
2-Coat Kynar*	25 stock colors w/ unlimited custom matching options	10 years	70% Fluoropolymer meets AAMA 2605 specifications	Professionally applied & cured by certified finisher

*Additional lead times and costs associated w/ premium paints & custom color matching

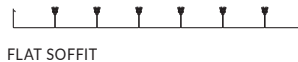
FEATURES

- Flat Soffit Decking
- High-load capacity
- Pre-engineered
- All-extruded Aluminum
- Rust & maintenance free
- Custom details & colors
- Pre-assembly options

APPLICATIONS

- Retail Branding
- Shopping Centers
- Storefronts
- Office Buildings

DECK OPTIONS



FLAT SOFFIT

FASCIA OPTIONS



8" J



8" C-CHANNEL



10" C-CHANNEL



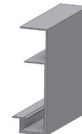
12" C-CHANNEL



8" J WITH 3" EXTENSION



8" J WITH 4" EXTENSION

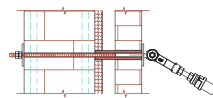


12" SMOOTH FACE

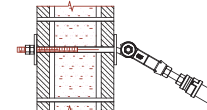


CUSTOM

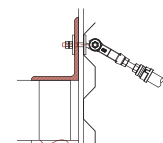
WALL MOUNT DETAILS



BRICK/BLOCK WITH THRU BOLT AND COMPRESSION SLEEVE



CMU WITH THRU BOLT



METAL BUILDING





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-950

Architectural Review Board

7/17/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

524 W. Romana Street
Urban Core CRA / Zone C-3 / City Council District 7
Historic Structure Demolition Application

SUMMARY:

Per the City of Pensacola's Historic Building Demolition Review Ordinance, the referenced structure has been found to be potentially significant because the building embodies the distinctive characteristics of a type, period or method of construction and has yielded, or may be likely to yield, information important in national, regional, or local history. Per the ordinance, the Board is tasked with determining whether or not this structure meets the criteria for listing in the National Register of Historic Places. If eligible and deemed historically significant by those criteria, the Board must also determine if the building is subject to a demolition delay of no more than 60 days. To determine that a historically significant building is subject to a demolition delay, the Board must find that in the interest of the public it is preferable that the building be preserved or rehabilitated rather than demolished.

Recommended Code Sections:

Sec. 12-11-5(5) Historic Building Demolition Review Ordinance.

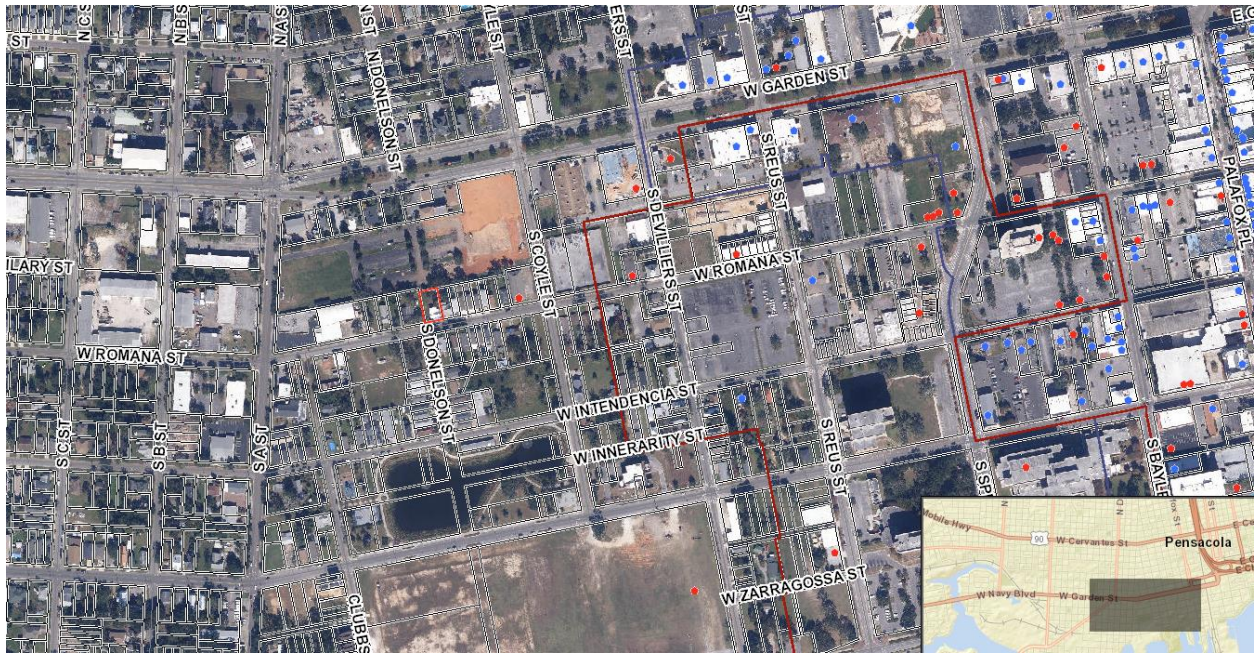
Sec. 12-11-5(5)e.3. Historic Building Demolition Review Ordinance; Procedure; Criteria for determining significance.

Sec. 12-11-5(5)e.4. Historic Building Demolition Review Ordinance; Procedure; Criteria for determining that building is subject to demolition delay.

ATTACHMENTS:

1. Images
2. 524 W. Romana Street_ARB_historic structure demolition application

524 W. Romana Street





City of
Pensacola
*America's First Settlement
And Most Historic City*

**Architectural Review Board Application
Abbreviated Review for Historic Structure
Demolition**

Application Date: 6/23/2025

Project Address: 524 W Romana Street

Applicant: Paul L. Robinson

Applicant's Address: 24443 Haven Ridge LN, Aldie VA 20105

Email: Paul.L.Robinson@gmail.com **Phone:** 850-291-7006

Signature of Property Owner / Agent*: Paul L. Robinson

(Office Use) ** (Per sec. 12-11-5(5)e.1. of city code, If the applicant is not the owner of record of the building, the owner or owners of record shall co-sign the application)*

Construction Year: 1948 zone C-3

Current Use: Vacant residential

Ownership History: Robinson, Paul & La Nae (2024-present); Davis, Mary (1993-2024); Ard, William (1991-1993); Strickland, Diane & Beasley et al. (?-1991); no further

Meets NRHP criteria: ESCPA records

Notes: materials - wood frame, asphalt shingle, wood siding, wood windows

Historical significance determination based on National Register of Historic Places criteria (see Sec. 12-11-5(E)(3). If applicable, provide photographs of all elevations and a completed FMSF Historical Structures Form.

This request was reviewed by the following member of Planning Staff.

Adrianne F. Walker 6/24/2025
ARB Secretary Signature Date

This request was reviewed by the following members of the Architectural Review Board:

Comments: _____

Architect Signature / Date

Comments: Send to ARB for review

Rose Paiter
UWFHT Representative Signature

6/27/25
Date

Potential significance related to
architecture and development of the
surrounding neighborhood.

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

☐ Nav. Mode
 ☒ Account
 ☐ Parcel ID

[Printer Friendly Version](#)

General Information

Parcel ID:

000S009080011057

Account:

152890000

Owners:

ROBINSON PAUL L & ROBINSON LA NAE NICOLE

Mail:

524 W ROMANA ST
PENSACOLA, FL 32502

Situs:

524 W ROMANA ST 32502

Use Code:

SINGLE FAMILY RESID

Taxing Authority:

PENSACOLA CITY LIMITS

Tax Inquiry:

[Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Sales Data

Type List:

Sale Date	Book	Page	Value	Type	Multi Parcel	Records
12/31/2024	9253	957	\$195,000	WD	N	
08/29/2022	8848	1508	\$100	OT	N	
10/1998	4325	1596	\$18,000	WD	N	
12/1993	3494	863	\$19,500	SC	N	
10/1991	3075	19	\$500	WD	N	
10/1991	3075	16	\$100	CJ	N	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

Assessments

Year

Land

Imprv

Total

Cap Val

2024

\$112,275

\$30,423

\$142,698

\$30,627

2023

\$112,275

\$28,862

\$141,137

\$29,735

2022

\$112,275

\$59,137

\$171,412

\$32,744

Disclaimer

Tax Estimator

Change of Address

File for Exemption(s) Online

Report Storm Damage

2024 Certified Roll Exemptions

HOMESTEAD EXEMPTION,WIDOW

Legal Description

LT 11 IN S 1/2 BLK 57 MAXENT TRACT OR 9253 P 957 & E 25 FT VAC DONELSON ST ADJ LT 11 ORD #14-78 CA 96

Extra Features

FRAME BUILDING

Parcel Information

Launch Interactive Map

524 W. Romana Street

