



City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

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

May 15, 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, David Del Gallo

Members Absent: Lou Courtney

Also Present: Historic Preservation Planner Walker, Assistant Planning & Zoning Division Manager Harding, Ross Pristera, Gerald Robinson, Greg Huddlestun, Scott Casey, Savanna Casey, H. Joseph Howard, Dale Moore, Sheila Moore, Diane Dixey, Chris Vail, Jeff Werowski, Scott Dean, Michael Carro, Jesse Cassotta, Roman Carro

APPROVAL OF MINUTES

1. 25-563 APPROVAL OF APRIL 17, 2025 ARB MEETING MINUTES.

Board Member Mead made a motion to approve the April 17, 2025, ARB minutes. Board Member Ramos seconded the motion, and it passed 6-0 with one member absent.

OPEN FORUM

NEW BUSINESS

2. 25-547 850 N. 10TH AVENUE
EAST HILL / ZONE R-1AA / CITY COUNCIL DISTRICT 6
HISTORIC STRUCTURE DEMOLITION APPLICATION

Per the City of Pensacola's Historic Building Demolition Review Ordinance, the referenced structure has been found to be potentially significant in regard to its

association with the lives of persons potentially significant in our local past and the building embodies the distinctive characteristics of a type, period or method of construction. 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.

Dale Moore presented to the board. Mr. Moore noted that he and his wife have experienced numerous health issues over the years that they attribute to the house. Mr. Moore shared that the house has issues with air circulation, mold, and rodents and is currently uninsured. Chair Brantley noted that remediating the structure would be more economical than demolition and new construction. Board Member Ramos asked Mr. Pristera to share the historic significance for referring it to the full board. Mr. Pristera noted the structure is in good condition and is a good example of Folk Victorian architecture in East Hill. Mr. Pristera felt the board should discuss the proposed demolition and allow a chance for the public to speak. Mr. Pristera noted the foam insulation and enclosed crawl space likely caused some of the issues. Board Member Del Gallo shared he was ready to make a motion to approve. Board Member Mead noted that most or all of the issues are due to sealing up the house, which has trapped moisture. Board Member Mead echoed Chair Brantley's comments about remediating the issues from an economic standpoint and a delay would allow time to explore those options. Board Member Mead shared he would support a delay. Mr. Moore noted he owns 20 properties around Pensacola and is a builder and has never encountered this type of issue. Board Member Del Gallo noted that he understands all the issues and if East Hill wants to slow down demolitions, then the East Hill Association needs to take action.

Board Member Del Gallo made a motion to approve the demolition. Board Member Fisher seconded the motion. Mr. Moore noted that the dehumidifier in the enclosed crawl space is new as of December and resolved the buckling floor on the interior of the structure. The motion failed 4-2 with Board Members Ramos, Yee, Brantley, and Mead dissenting and one board member absent.

Board Member Mead made a motion to delay the demolition 45 days to allow the owner to explore alternatives in terms of relative cost between remediation and demolition. Board Member Del Gallo asked for clarification on what the delay would do. Board Member Mead answered that it avoids creating a precedent for demolition if a structure has been deemed significant and aligns with the board's policy of imposing a delay for the purposes of seeing about an alternative to demolition. Board Member Mead felt a 30 to 45-day delay would be appropriate to explore any remaining options. Board Member Del Gallo asked staff what happens after the delay expires. Historic Preservation Planner Walker answered that after

the delay expires an ARB project approval letter will be issued to the applicant that is necessary for the demolition permit application. Board Member Mead acknowledged Chair Brantley's comments that he would support a 30-day delay. The board further discussed the moisture issue below the structure, which has been resolved, but the attic still needs attention. Board Member Yee asked if the applicant had considered remediating the attic issues and was sympathetic to the applicant's interpretation that the house was causing health issues. Board Member Mead asked the board their opinion on 30 or 45 days for the delay. Board Member Yee noted he would support a 30-day delay.

Board Member Mead made a motion to impose a 30-day delay due to historic and architectural significance, given the structure's age and character, and it satisfies the policy of the ordinance. Chair Brantley seconded the motion, and it passed 5-1 with Board Member Del Gallo dissenting and one board member absent.

3. 25-548 605 CROWN COVE
PENSACOLA HISTORIC DISTRICT / ZONE SSD / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A NON-CONTRIBUTING STRUCTURE

H. Joseph Howard is seeking final approval to replace 137' of existing wood rail with a white PVC railing, replace wood deck boards as needed, and install Hardie board fascia on the second and third floor decks, painted to match the house.

Mr. Howard presented to the board. Board Member Mead noted no objections to the proposal. Board Member Ramos asked for clarification on the spindle type. Mr. Howard answered that the square spindles would be used and the Hardie fascia board would be painted to match the existing structure.

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

4. 25-549 520 N. 6TH AVENUE
OLD EAST HILL / ZONE OEHR-2 / CITY COUNCIL DISTRICT 6
NEW RESIDENTIAL CONSTRUCTION

Tim Daniel is seeking conceptual approval for new residential construction on a vacant lot next to a contributing structure. The proposed structure is two stories with a facade composed of brick, Hardie board and batten siding, and cedar shakes with 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.

Steven Sebold presented to the board. Board Member Del Gallo asked if the structure could be raised to have a higher finished floor elevation with a few steps at the front. Board Member Mead echoed Board Member Del Gallo's comments and requested a finished floor elevation of at least 18 inches. Board Member Mead

asked about the use of multiple siding types, including brick, Hardie, and cedar shakes and the awkward transition at the corner changing from brick to siding. The board discussed the option of a brick structure with secondary materials used only in the rear to be more complementary to architectural styles in the district and historic houses that have additions with different materials. Mr. Sebold agreed to change the entire structure to brick or at least the two-story portion to be brick with siding in the rear.

Scott Casey addressed the board as a member of the public. Mr. Casey's structure is directly behind the property in question, and he asked for clarification on the grading plan and how storm water would be addressed. Mr. Casey noted the proposed structure is very modern and would prefer something that complements the historic nature of the district. Historic Preservation Planner Walker noted that grading and storm water would be addressed during permitting. Mr. Sebold noted that the applicant, Tim Daniels, would have more information to share on that matter, but he was unable to attend.

Board Member Mead made a motion to conceptually approve with the final proposal having a finished floor elevation of 18 inches with suitable materials for the footing and the body of the house in a consistent siding material, whether it is brick or siding or shingle or an appropriate combination, with a massing of the two-story body that is consistent. Board Member Mead requested that staff appropriately route the comments about grading and storm water to relevant city staff. Board Member Del Gallo seconded the motion, and it passed 6-0 with one board member absent.

5. 25-550 515 N. 7TH AVENUE
OLD EAST HILL / ZONE OEHR-2 / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATION AT A CONTRIBUTING STRUCTURE

Scott Casey is seeking final approval for a replacement mahogany wood front door with impact-rated glass at a contributing structure.

Scott Casey presented to the board. Board Member Ramos asked if the exterior trim would be reused or replicated. Mr. Casey noted the trim would be replicated, and reused when possible, to expand the opening up to match the height of the windows.

Board Member Ramos made a motion to approve with the exterior trim come back for abbreviated review. Board Member Brantley seconded the motion, and it passed 6-0 with one member absent.

6. 25-551 119 W. STRONG STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A CONTRIBUTING STRUCTURE

Anne and Scott Bollinger are seeking final approval to replace the first floor wood deck on the rear, rebuild the upper balcony with railings to match the front, and enclose a portion of the west rear deck using an existing double-hung wood window and reuse the existing exterior door.

Anne Bollinger presented to the board. Board Member Mead noted that the application is straightforward, and the work will be done properly.

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

7. 25-552 420 W. STRONG STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL
DISTRICT 6
NEW ACCESSORY STRUCTURE AT A CONTRIBUTING STRUCTURE

Jonathan Graham is seeking final approval for a one-story accessory garage with a carport measuring 34 x 22' to be located in the rear. The garage will have a 4/12 roof pitch with Hardie board siding painted Sherwin Williams Useful Gray to match the primary and a shingle roof.

Jonathan Graham presented to the board. Board Member Fisher asked for clarification on the driveway material since there were several options in the application. Mr. Graham answered the driveway would be crushed concrete to match the existing driveway. Board Member Yee noted the four-lite garage door may not be appropriate, but Mr. Graham clarified that the garage door would be solid, and the sketch is not accurate.

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

8. 25-553 1100 N. PALAFOX STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PC-1 / CITY COUNCIL
DISTRICT 6
EXTERIOR ALTERATION AT A NON-CONTRIBUTING STRUCTURE

Interbay Building Services Inc. is seeking final approval to replace an exterior wood staircase on the north elevation with Trex board for the treads in the color Foggy Wharf and the remaining staircase will be painted Sherwin Williams Classical White.

Greg Huddlestun presented to the board. Mr. Pristera asked if the applicant had considered changing the color to a taupe shade to blend in with the stone foundation. Mr. Huddlestun answered that the customer must be consulted. Board Member Mead asked if the sheer members could be less industrial. Mr. Huddlestun answered he could speak to the architect to see what would be possible.

Board Member Del Gallo made a motion to approve and asked that the owner choose a color that blends better with the stone. Board Member Mead offered an amendment to provide a few options for shear bracing for abbreviated review as well as a different paint color. Board Member Del Gallo accepted the amendment. Board Member Mead seconded the motion, and it passed 6-0 with one member absent.

9. 25-554 514 N. BAYLEN STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL
DISTRICT 6
EXTERIOR ALTERATION AT A CONTRIBUTING STRUCTURE

Gerald and Cornelia Robinson are seeking final approval to add an aluminum handrail to the brick landing on the south side of the structure per an insurance requirement.

Mr. Robinson and a representative presented to the board. Board Member Del Gallo asked if the insurance company required a certain material and asked if the applicant had considered wood to match the front rails. The applicant answered they would have to speak with the owner of the property. Board Member Del Gallo noted the proposed rail to match the front would look good on the structure. Board Member Ramos noted the proposed railing should not compete with the front and should either match the spiral stair railing or the railing in the rear. Board Member Ramos noted that if the material is wood, it should match the white and green details of the rear or if it is aluminum, it should be painted to match the spiral stair. Board Member Mead noted the rail could match either the front or rear rails. Board Member Ramos reiterated the suggestion to mimic the rear railing. Board Member Fisher asked for clarification on the appropriate material. Board Member Ramos recommended avoiding aluminum and using pressure-treated painted wood to match the existing materials. Board Member Ramos asked the applicant if they are open to using wood rather than aluminum. The applicant noted a discussion with the owners was needed.

Board Member Ramos made a motion to approve with the condition that the application come back for abbreviated review with the design and color of the wood railing to match the rear railing system. Board Member Mead seconded the motion, and it passed 6-0.

10. 25-555 312 E. LA RUA STREET
OLD EAST HILL / ZONE OEHC-1 / CITY COUNCIL DISTRICT 6
NEW MULTIFAMILY RESIDENTIAL DEVELOPMENT

Nannette Chandler is seeking conceptual approval for a new apartment development consisting of 27 units ranging from 500 to 519 sf. A variance was granted at the March 2025 ARB meeting to reduce the minimum floor area for

multifamily developments from 600 to 500 sf. Prior to final review, the 50% maximum lot coverage requirement, building and fire code compliance, and storm water requirements must be addressed.

Nannette Chandler presented to the board. Chair Brantley noted a few building code concerns, including egress stair and parking layout requirements, that the applicant will need to address prior to final review. Chair Brantley noted the key lock detail may not be appropriate for the structure. Ms. Chandler concurred and noted the board's feedback would be helpful for the final design choices. Chair Brantley shared the massing looks appropriate, and the final review application must include a top-down view of the relationship of this project to adjacent structures and properties. Board Member Ramos added that the board is tasked with determining how new construction will impact the rest of the neighborhood, so final review should also include an elevation that shows the massing and roof ridge of neighboring properties. Board Member Ramos complimented the Jackson Street facade and noted the Old East Hill Preservation District expressed concern about EIFS for the facade, though Board Member Ramos felt it was a suitable product for this development. Board Member Ramos agreed the keyhole design needs refinement. Board Member Mead noted he likes the keyhole concept as it is integrated with the small and large-scale details, but breaking up the materials may be too modern. Board Member Mead complimented the Neo-Traditional Dutch Colonial architectural treatment but noted there is more opportunity for the Jackson Street side to complement the La Rua Street facade. Board Member Mead asked for clarification on the rails as the renderings show solid baluster rails, but the materials note pierced panels. Ms. Chandler answered that the pierced panels are correct. Board Member Mead offered suggestions for the party wall treatments and noted the Bahama shutters work well with the Dutch Colonial approach and for providing privacy. Ms. Chandler asked the board for guidance on the keyhole detail on La Rua Street. Board Member Ramos added that it might work well if the keyhole on La Rua was subdivided into two smaller pieces that mimic the Jackson Street detail. Chair Brantley added the keyhole feels disproportionate and needs more development. The board reiterated the need for a detailed site plan and plans showing the perspective of the adjacent structures and properties. Board Member Yee suggested adjusting the scale of the keyhole detail and complimented the keyhole parapet on the second story.

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.

11. 25-556 121 S. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
EXTERIOR ALTERATIONS AT A NON-CONTRIBUTING STRUCTURE

Scott Dean is seeking final approval for alterations to the front and rear facades including a new stucco system with tile accents, powder-coated aluminum railing

on the front with shutters, new aluminum storefront systems for the front and rear, and exterior lighting. This property was approved in February 2020 to add a second story for residential units and a beer garden. The proposed application does not include a second story addition.

Scott Dean presented to the board. Chair Brantley noted the previous multi-story iteration would have been appropriate to Palafox Street and the proposed faux balconies are disappointing. Chair Brantley asked if there were precedent images that encouraged the pink trim detail on the north and south ends. Mr. Dean answered no, it was an attempt to bring in a mission architectural influence. Chair Brantley asked if the design was inspired by the Saenger Theatre and could the mansard and gable roof design be mimicked. Mr. Dean answered yes, the Saenger was used for inspiration, but he didn't want to over-utilize design elements from the theater. Mr. Dean noted that roof design options could be explored. Chair Brantley noted the board would have benefited from a conceptual review. Mr. Dean added the interior is under renovation now and the proposed exterior improvements are just updates to complement the interior boutique hotel, bar and restaurant, and duck bowling. Mr. Pristera asked if fake windows could be added behind the shutters since they look abandoned. Board Member Ramos added he is typically against faux elements like balconies and shutters and strongly suggested against faux windows. The structure should be treated as a single-story building with perhaps a canopy structure to activate the street. Board Member Ramos noted the faux elements detract from the overall design and the current design does not complement the Palafox streetscape. Mr. Dean agreed a canopy could replace the faux balcony and shutters. Chair Brantley pointed out that the faux wood facade could be confused with an entrance. Board Member Yee echoed the board's concerns with faux design elements and the board discussed design options to assist with complementing Palafox and the district. Chair Brantley noted the application could be approved conceptually but needs to return for final review, taking into consideration the board's comments.

Board Member Yee made a motion to conceptually approve the application and that it come back for final review, incorporating the board's comments. Board Member Ramos seconded the motion, and it passed 6-0 with one board member absent.

12. 25-557 178 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 building with four garage doors and two entrance doors. The structure will have a stucco textured wall panel treatment in white.

Michael Carro presented to the board. Board Member Mead noted there is not a

good sense of the elevation since there is no rendering or visual depiction of how the garage will look. The structural and expanded frame drawings are not sufficient to see how the structure will relate to other structures in the vicinity. Mr. Carro clarified that the shed roof goes down to the rear and all water drains under the gate area into a trench that runs to Chase Street. Board Member Mead asked for the distance between the rear of the structure and the existing Rox Cowley building on the adjacent parcel. Mr. Carro noted that building inspections said the new structure must be 5 to 7 feet away for egress. The board discussed the proposed placement in the parking lot. Board Member Del Gallo asked about the proposed height and Mr. Carro answered 20 feet and that the roof line would be above the second story windows of the Rox Cowley building. Board Member Mead noted the proposed garage will completely block the Rox Cowley building and asked for clarification on the proposed height. Mr. Carro answered the additional height is for storage. Board Member Mead asked for clarification on garage doors being all different sizes. Mr. Carro answered that it was an optional situation in case there is a future RV, but it is not a requirement to have the larger doors. Board Member Yee asked if the stucco would be applied to the panel and Mr. Carro answered it would come as it is and shared a sample with the board. The joints are vertical. Board Member Yee asked how the metal building adheres to the city's code. Historic Preservation Planner Walker answered that the proposed building and material are allowable for the Palafox Historic Business District. Mr. Carro added he changed the roof type from R-panel to either 5V, standing seam, or corrugated, and he would follow up with that selection.

Board Member Mead asked staff for the review standard for this property. Historic Preservation Planner Walker pointed to code section 12-3-27(f)(2)b. - c. and that there is latitude with materials for new construction. Board Member Yee asked the applicant if they considered a parapet on the side facing the parking lot to complement the existing building. Mr. Carro answered he would be fine with adding a parapet on three sides and lowering the height. Mr. Carro noted the Rox Cowley building is on the property line, which is why the proposed garage will be offset to allow egress. Board Member Mead asked about access to the rear and security. Mr. Carro answered there would be cameras and lighting and the neighboring property owner, First Presbyterian, was aware of the proposed new structure. Board Member Ramos shared that the eave height of the proposed structure is too tall and inappropriate for the location. Though the structure is at the rear of the property, it would still be visible from Gregory Street. Mr. Carro added that he would include windows on the Gregory Street facade if the board found them to be helpful. Board Member Ramos shared that the pre-engineered metal building needs additional treatment to be appropriate in the proposed location and district. Mr. Pristera suggested having doors of the same size with an awning over the doors and a parapet that could mimic a historic building. Mr. Carro was open to the suggestion. Board Member Mead noted that there was not enough information to review the application for final approval. Mr. Carro suggested the height could be dropped to 14 feet with a 2-foot parapet. The board agreed the garage would be appropriate if it matched the height of the existing structure to the west, which

originally had a metal panel that had been stuccoed over. Mr. Carro asked if bollards would be acceptable to avoid trucks hitting the canopies. The board was comfortable with that suggestion and thought it was appropriate. Mr. Carro shared plans to remove the rounded curb in the parking lot and make the traffic flow in one direction.

Board Member Del Gallo made a motion to conceptually approve the application incorporating the board's feedback for final review. Board Member Mead seconded the motion, and it passed 6-0 with one board member absent.

ADJOURNMENT