



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