



City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

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

April 18, 2024

2:00 PM

Hagler-Mason Conference Room,
2nd Floor

CALL TO ORDER / QUORUM

Members Present: Derek Salter, Yuri Ramos, George R Mead, II,
Jordan Yee, Brian Spencer, Lou Courtney, Ross
Pristera

Members Absent: Anna Fogarty

Also Present: Historic Preservation Planner Walker, Assistant
Planning & Zoning Division Manager Harding,
Deputy City Administrator Forte, Christine Spence,
Todd Alford, Susie Johnson, Rob Zimmerman, Alex
Grace, Rachel Schill, Will Condon

APPROVAL OF MINUTES

1. 24-206 APPROVAL OF MARCH 21, 2024 ARB MEETING MINUTES.

Board Member Ramos made a motion to approve the May 21, 2024 ARB minutes.
Chairperson Salter seconded the motion and it carried 6-0.

OPEN FORUM

NEW BUSINESS

2. 24-170 514 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
CARPORT ENCLOSURE AT A NON-CONTRIBUTING STRUCTURE

Greg Uzdevenes is seeking approval to enclose an existing carport to create a
garage by adding an east wall to match the existing structure and a Haas 2000

series garage door.

Greg Uzdevenes and Nancy Fetterman presented to the board. Mr. Uzdevenes provided photographs of the neighboring property for the board to review as justification for the garage enclosure and noted that the homeowner has been attacked by hornets from the neighboring property. Chairperson Salter asked about past meeting minutes regarding the carport. Historic Preservation Planner Walker noted the plans were approved in April 2017 and returned to the board in September 2019 with a different architect and minor changes, but neither meeting minutes included discussion about the proposed carport or future use as an enclosed garage. Chairperson Salter asked Advisor Pristera about any other examples of street-facing garages in the Pensacola Historic District. Mr. Pristera answered he was unaware of any that face this close to the street. Board Member Spencer noted the photographs should be shared with other city staff, such as Deputy City Administrator Forte who was present. Board Member Spencer noted that the board should support the applicant's request to enclose the garage due to the impact from the neighboring property. Board Member Ramos asked for clarification about the carport in previously approved plans and Historic Preservation Planner Walker answered the carport was proposed and approved, but there was no major board discussion about it. Board Member Yee asked if the enclosure and garage door were meant to be screening from the neighboring property. Mr. Uzdevenes answered it was to keep the hornets out. Ms. Fetterman shared that a garage was not previously proposed because the board would likely not approve it and the garage is now being proposed to avoid hornets and the neighboring property. The carriage style door was chosen to match the shape of the front door. Chairperson Salter asked Advisor Pristera to share insights into the impact on the district, if approved. Mr. Pristera shared that a compromise can be found for a garage door with appropriate lites that will complement the house and the district. Board Member Courtney agreed with Mr. Pristera.

Board Member Mead asked staff for the status of any open code enforcement cases. Historic Preservation Planner Walker was unsure at the time but would explore that question with code enforcement. Board Member Mead asked the applicant if action were taken on the neighboring property, would it remedy the applicant's issue. Ms. Fetterman answered that it would help the situation. Chairperson Salter noted that allowing the garage enclosure would create an architectural element that is not a historic feature and not something that is associated with the character of the district. Chairperson Salter noted he is not against screening to reduce visibility from the neighboring property but does not support the enclosure with a garage door. Mr. Uzdevenes asked about other new construction with garage doors in the same district. Chairperson Salter noted those were likely site specific developments along Bayfront Parkway, in the same district, but with different standards. Board Member Spencer asked for clarification about properties near Oyster Bay and if those are site specific developments. Assistant Planning and Zoning Division Manager Harding confirmed the referenced properties are in the Crown Cove area with garages facing the rear. Board Member

Spencer noted he is in favor of the proposal because it is narrow and not a standard double garage door since the proposed opening is only 8 feet wide. Board Member Spencer offered an alternative of a door that looks like folding louvers or apply a composite material shutter in panels so from the street it looks like louvered panels. Historic Preservation Planner Walker confirmed that 518 E. Government Street has had an open code case since June 2023, accruing \$25 a day in fines until wood rot on the exterior siding is rectified and code enforcement is checking to see if there are any additional open cases.

Board Member Mead made a motion to enter a resolution that the city undertake affirmative enforcement of standards within the district such that the board will not have these applications trying to adapt properties to avoid nuisances, which defeats the purpose of our districts. Board Member Salter seconded the motion and the motion passed 5-1 with Board Member Ramos dissenting.

Chairperson Salter noted his understanding for the need of screening though he would not be in favor of a solid wall and that is the only compromise that would meet the intent of the code. Mr. Pristera noted that the side walls may create the appearance of an open garage rather than a screened carport. Mr. Pristera noted an enclosure with the right details will complement the structure and seem more like a carriage house addition. Board Member Ramos noted the reasoning for adding the garage is not just, though he is sympathetic toward the homeowner's issues with the neighboring property. The sides of the carport should be left open with no garage door and perhaps a taller fence could help screen from the neighbor. The reasoning does not warrant the impact on the neighborhood.

Board Member Spencer made a motion to approve the application for the enclosure of the carport with a carriage house style door no greater than 8 ft. in width with the inclusion of a transom glass feature that if necessary to be approved as an abbreviated review. The motion failed with no second.

Board Member Ramos made a motion to deny the application without prejudice because the proposal would detract from the character of the district. Chairperson Salter noted the denial was based on Sec. 12-3-10(1)d.2.ii.a. Chairperson Salter seconded the motion. The motion carried 5-1 with Board Member Spencer dissenting.

Board Member Yee noted he would be open to other door options such as the louver or flush mounted that looks like wood siding.

3. 24-171 611 CROWN COVE
PENSACOLA HISTORIC DISTRICT / ZONE SSD / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A NON-CONTRIBUTING STRUCTURE

SMP Architecture is seeking approval for exterior alterations at a non-contributing structure including new canopies and window configuration on the north elevation, new asphalt shingle roof, new Weather Shield windows and doors with simulated divided lites with an internal spacer bar and interior and exterior grille bars, new Hardie siding and paneling, exterior paint, hardscaping, and new fixtures.

Isabella Spencer and William Brantley presented to the board. Board Member Mead asked about the reasoning to maintaining the garage door facade though the garage is being removed. Mr. Brantley noted it will look like a punctured wall to aim the focus toward the entry door. Board Member Ramos complimented the plans and asked why the divided lites were removed on the second floor only. Mr. Brantley answered divided lites give a sense of scale and texture and the lack of divided lites on the second floor will preserve the view. Board Member Ramos suggested removing the simulated divided lites on the third floor as well.

Board Member Spencer recused himself from the vote. Board Member Mead made a motion to approve. Board Member Ramos seconded the motion and it carried 5-0.

4. 24-172 431 E. ZARRAGOSSA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A CONTRIBUTING STRUCTURE

Highpointe DBR, LLC is seeking approval for exterior alterations at a contributing structure including new Hardie plank lap siding with a 7 1/4 inch exposure, new Kolbe aluminum clad windows on the front and Jeld-Wen aluminum clad windows on the sides and rear all with simulated divided lites, replacement wood porch decking and railing, exterior paint, a new solid oak door, and a gas light fixture.

Damian Schrey presented to the board. Chairperson Salter asked Mr. Pristera to weigh in on the proposed siding and window replacements. Mr. Pristera visited the property and the windows are in very bad shape and have likely been changed over time. The siding is also in bad shape. Mr. Pristera asked about the 7 1/4 inch siding reveal. Mr. Schrey answered he was mimicking other reveals in the area. Mr. Pristera noted a 6-inch reveal would be more appropriate and Mr. Schrey was open to the suggestion. Board Member Courtney noted that a 5.5 inch reveal looks more appropriate than 6 inch. Mr. Schrey noted the existing reveal is around 5.5 inch. Mr. Pristera asked if the window and door trim will be matched. Mr. Schrey answered the trim will be matched in size but with Hardie. Board Member Ramos asked if the windows will be nine over six. Mr. Schrey answered the front will be nine over six and the sides and rear will be six over one and that the existing windows are a mixture of lite types. Mr. Pristera noted he would prefer six over six or two over two and it would match the style of the house better. Mr. Schrey answered that two over two will work.

Board Member Yee asked Mr. Pristera his opinion on the regular Hardie versus the

artisan line. Mr. Pristera noted the thicker Hardie product is better for the cottages in this district. Mr. Schrey noted the additional cost for the artisan line and a cheaper option would be using Hardie trim. Chairperson Salter complimented the application packet.

Board Member Mead made a motion to approve with the modifications to the windows as discussed by Mr. Pristera on the record and with a stipulation on the siding, that it be either the Hardie artisan line or Hardie trim. Board Member Ramos offered an amendment that the trim around the windows and doors be replaced with the same profile but with a new material. Mr. Pristera requested an amendment from a board member regarding the reveal. Board Member Mead offered an amendment that the siding reveal be 5.5 inches and accepted Board Member Ramos' amendment. Board Member Courtney seconded the motion and it carried 6-0.

5. 24-173 424 W. LLOYD STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL
DISTRICT 6
CHIMNEY REMOVAL AT A CONTRIBUTING STRUCTURE

Weathertite Roofing of NWFL is seeking approval to remove three chimneys from a contributing structure. All three chimneys have been capped and are deteriorating.

Robert Zimmerman presented to the board. Mr. Zimmerman shared two additional photographs depicting the deteriorating conditions of the chimneys. Chairperson Salter shared that the North Hill Preservation Association had no objection to the request. Mr. Pristera noted that the front most chimney is integral to the wall and asked if the removal was at the roof line or all the way down. Mr. Zimmerman answered the chimney would be removed just below the roof line. Mr. Pristera noted he is not opposed to the two rear chimneys being removed but the front chimney could be rebuilt. Mr. Zimmerman noted there is no way to know if the front chimney is structurally sound down the side of the structure. Mr. Pristera suggested a faux chimney be installed to replicate the front chimney. Mr. Zimmerman noted the two rear chimneys will be taken down just below the roof line. Board Member Courtney asked about the appearance of the chimney in the attic. Mr. Zimmerman said it is crumbling but there is no danger in leaving the chimney below the roof line. Mr. Zimmerman asked if a faux chimney could be another material. Mr. Pristera answered a faux chimney could be an alternative material with a brick veneer. Rachel Schill, homeowner, addressed the board. Ms. Schill noted the front chimney causes the most damage through water intrusion and overall deterioration. Several board members agreed that a stucco treatment on a faux chimney stack would be appropriate. Chairperson Salter noted the front chimney is not a defining feature of the home and would approve the removal of all three chimneys. Board Member Ramos noted the two rear chimneys could be removed but the front chimney provides balance through a minor role. This structure is fairly unadorned, so the front chimney could be removed, and Board Member Ramos

does not agree with the faux chimney option. Board Member Ramos asked the homeowner if repair quotes were obtained or if there was hope to use the chimney in the future. The homeowner answered no.

Board Member Ramos made a motion to approve the application as submitted. Board Member Spencer seconded the motion and it carried 5-1 with Board Member Courtney dissenting.

6. 24-174 104 W. ROMANA STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
NEW OPENING AND ENTRY DOOR AT A NON-CONTRIBUTING STRUCTURE

Arcadia ICR Group, LLC is seeking approval to remove brick on the south elevation to create a new entry opening with brick sides, a beadboard ceiling painted Woodlawn Blue, a Gulf Armor Wood Glazed In-Swing Exterior Door in a dark walnut finish, and a gas light fixture. Arched brick will be added above the opening and shutters to the sides to match existing.

Todd Alford presented to the board. Chairperson Salter asked about the material for the sides of the alcove. Mr. Alford answered it will be an 8 inch Hardie lap siding. Chairperson Salter asked about the proposed inoperable shutters. Mr. Alford noted some existing shutters are operable, but all shutters will be made inoperable. Mr. Pristera noted that the alcove does not need shutters and Mr. Alford agreed. Mr. Pristera asked about a smooth or stucco finish for the interior of the alcove rather than lap siding. Mr. Alford noted a smooth stucco finish could be implemented rather than lap siding. There was discussion about ADA compliance for the building and Mr. Alford noted there is an existing ADA entrance.

Board Member Mead made a motion to approve as submitted with the deletion of the non-operable shutters and substitution of stucco on the interior of the alcove. Board Member Yee seconded and it carried 6-0.

7. 24-178 31 E. WRIGHT STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
NEW STOREFRONT DOORS AT A CONTRIBUTING STRUCTURE

Carter Quina is seeking approval for new aluminum storefront doors in bronze on the north elevation while retaining the Spanish Revival style.

Andrew Guarisco on behalf of Carter Quina presented to the board. Mr. Guarisco distributed a new elevation document to the board. The board discussed the previous style of the structure before the Spanish Revival details were added in the 1970s. Board Member Courtney noted the ceramic medallion detail that was

installed around 1990 and asked if it could be salvaged. Mr. Guarisco shared that it likely cannot be removed without being damaged. The board discussed options for reusing the medallion if possible.

Board Member Mead made a motion to approve the application with the provision that the bullet ornament in the central arch area that is to be removed be examined for affixing it an appropriate way in the upper field of the arch element of the facade and if there is infeasibility in that regard it should be submitted for abbreviated review for determination if the element should be deleted. Board Member Courtney seconded the motion and it carried 6-0.

8. 24-199 600 S. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
FINAL APPROVAL TO REMOVE ROOFTOP FLOOR AND MINOR CHANGES TO
PREVIOUSLY APPROVED PLANS

Buck Lindsay is seeking final approval to remove the eighth / rooftop floor, adding a second-floor patio at Palafox and Cedar Streets, removing the mid-block Palafox Street entrance and canopy, minor adjustments to the building footprint, and minor adjustments to the Cedar Street entrance vestibule. This project received final approval at the December 2023 meeting.

Alex Grace and Christine Spence presented to the board. The applicants distributed a document that highlights the proposed changes. Mr. Pristera asked the applicant if the black metalwork at the Palafox and Cedar Street corner could be brought down to the second level to remove the white band element and white column. Mr. Grace agreed that the corner could be reworked to incorporate the board's comments. Chairperson Salter noted the proposed signage location does not relate to the building as well, now that the eighth floor is removed. The building seems imbalanced. Board Member Yee asked for clarification on which proposed rendering is accurate in the packet. Historic Preservation Planner Walker noted that there was a discrepancy between what was provided electronically and in hard copy format. The board discussed the variation in renderings, particularly the corner of Palafox and Cedar Streets. Chairperson Salter noted the corner now has three very different elements with the ground level, the large white column, and the metal structure that is set back. Continuing the black metalwork downward could help with the issue. Board Member Yee echoed the comments of other board members regarding the corner element. Mr. Grace asked the board about removing the signage entirely. Board Member Mead answered he has no issue with the signage. Mr. Grace noted the large white column will be replaced with steel posts to mirror the galleria below, the horizontal band will be removed, and focus will be placed on the signage at the corner. Chairperson Salter encouraged the applicant to explore all options to address the board's feedback. Mr. Grace shared the goal to be shovel-ready by September.

Board Member Mead made a motion to approve the project requiring an abbreviated review to carry the glass and metal elements on the corner down from the third level to the second level with appropriate supports that match the language in the porch area, the parapet and / or signage be modified on the corner in a manner consistent with the comments to also be submitted for abbreviated review with encouragement to be creative. Chairperson Salter clarified that the second level should not be enclosed in glass, but rather carrying the language down. Board Member Ramos seconded the motion and it carried 6-0.

9. 24-202 706 E. LA RUA STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY COUNCIL DISTRICT 6
FINAL APPROVAL FOR NEW CONSTRUCTION OF LODGING HOUSE AND ACCESSORY STRUCTURES AT A CONTRIBUTING STRUCTURE

Dalrymple Sallis Architecture is seeking final approval for a new 2.5 story multifamily lodging house and accessory structures to accompany a contributing structure. The lodging house matches the existing contributing structure and site improvements will include a swimming pool, a small accessory structure, and screened parking. This project was denied without prejudice for conceptual approval at the February 2024 ARB meeting. The building official has reviewed the plans and, per the Florida Building code, the existing structure and new construction can be on the same lot, treated as non-separated occupancies, so long as life-safety is incorporated into the existing structure including sprinklers, smoke detectors, and any other requirements for life safety.

Scott Sallis presented to the board. Chairperson Salter shared Old East Hill property owner association's comments including that the finished floor should be a minimum of 24 inches and consideration should be given to the appropriateness of the turret structure. Mr. Sallis spoke of the challenges of meeting a finished floor elevation of 24 inches and accommodating the required ramp for accessibility. Board Member Mead asked about the asymmetrical doors on the porch. Mr. Sallis noted the commercial occupancy requires accessible entry, which is causing the asymmetry. Board Member Mead noted insufficient screening for the condensing units in the parking area. Mr. Sallis answered the units will be screened from the street because of the elevation change and surrounding vegetation and final details will be solidified with civil plans. Board Members Spencer and Yee complemented the massing and overall design of the proposed plans. Board Member Ramos commended the applicant for capturing the architectural essence of the existing contributing structure and noted the condensing units are appropriate near the parking area. Chairperson Salter also commended the proposed plans. Board Member Courtney echoed the board's compliments.

Board Member Spencer made a motion to approve the submission with an understanding that the applicant has the benefit of civil engineering drawings to include no less than 24 inch elevation change from grade to FFE. Board Member

Mead offered an amendment to have the civil plans submitted for abbreviated review. Board Member Spencer accepted the amendment. Board Member Mead seconded the motion and it carried 5-1 with Board Member Courtney dissenting.

ADJOURNMENT