City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

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

July 18, 2024 | 2:00 PM | Hagler-Mason Conference Room, 2nd Floor

CALL TO ORDER / QUORUM

Members Present: Derek Salter, Jordan Yee, George R Mead, II, Anna Fogarty

Members Absent: Yuri Ramos, Lou Courtney

Also Present: Ross Pristera, Historic Preservation Planner Walker, Assistant Planning & Zoning Division Manager Harding, Annette Vallett, Roy and Maria Cox, J. Alton Lister, Alex Grace, David Hawking, Harold Griffin, Ellison Bennett

APPROVAL OF MINUTES

1. 24-655 APPROVAL OF JUNE 20, 2024 ARB MINUTES.

   Board Member Mead made a motion to approve the June 2024 ARB meeting minutes. Board Member Fogarty seconded the motion and it carried 4-0.

OPEN FORUM

NEW BUSINESS

In an effort to be transparent, Historic Preservation Planner Walker shared email communication that occurred between board members. The board received communication on the same email from Greg Uzdevenes, applicant for Item 4 -514 E. Government Street, on July 5, 2024, that included a pdf attachment that compiled previous one-on-one email correspondence from Board Members Salter, Spencer, Ramos, Yee, Fogarty, and Courtney. To our knowledge, no board members responded to the full group email and a copy of the attachment is available at the meeting. This information was entered into the public record under the guidance of the City Attorney.

2. 24-650 815 N. BARCELONA STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL DISTRICT 6
FINAL APPROVAL FOR ADDITION TO A CONTRIBUTING STRUCTURE

Carter Quina is seeking final approval for an addition to a contributing structure that includes a sunroom, porches, new studio, carport, and new brick paver driveway. The addition will have wood lap siding, a brick foundation, a shingle roof, and a paint scheme to match the existing structure with Plygem Mira series aluminum-clad wood windows, fiberglass entrance doors, fiberglass columns, and a composite railing system.

Carter Quina presented to the board. Mr. Quina shared details for a zinc-leaded glass wood-framed window proposed for the horizontal window on the north elevation. Board Member Mead asked if the existing driveway would be retained. Mr. Quina answered yes, the existing driveway will be retained in addition to the proposed new paver driveway. Board Member Mead expressed concern about retaining the existing driveway and having two points of vehicular access. Board Member Fogarty complimented the proposal. Chair Salter noted he supported the use of the lead glass window though horizontal in orientation and complimented the design of the addition. Chair Salter asked if the windows with divided lites would be simulated with an exterior muntin and internal shadow bar. Mr. Quina answered yes. Chair Salter shared that North Hill Preservation Association had no objections to the request.

Board Member Fogarty made a motion to approve the application as submitted. Board Member Yee seconded the motion and it carried 4-0.

3. 24-648 212 S. ALCANIZ STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
CHIMNEY REMOVAL AT A NON-CONTRIBUTING STRUCTURE

J. Alton Lister is seeking approval to remove one chimney at a non-contributing structure. The chimney is enclosed with wood siding and has continual termite damage. The applicant is proposing either to remove and replace the existing chimney or remove and not replace it using matching siding and installing a new metal roof.

J. Alton Lister presented to the board. Chair Salter noted he would prefer to see the chimney removed and infill with matching lap siding. Board Member Mead agreed with Chair Salter and noted the chimney does not add anything to the structure. Chair Salter asked the applicant for the preference for treatment. Mr. Lister shared the homeowner is leaning toward removing entirely due to the ongoing termite issues.

Board Member Mead made a motion to approve. Board Member Fogarty seconded the motion and it carried 4-0.

4. 24-647 514 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
FINAL APPROVAL FOR CARPORT ENCLOSURE AT A NON-CONTRIBUTING STRUCTURE

Greg Uzdevenes is seeking final approval to enclose an existing carport to create a garage by adding a Super Sneaky brand garage door with Hardie siding and shutters. A garage enclosure of a different design was denied at the April 2024 meeting and at the June 2024 meeting, a follow-up application was tabled until the July 18, 2024, ARB meeting.

Greg Uzdevenes presented to the board and shared that he tried to incorporate feedback from the previous meeting. Chair Salter noted that the intent of the ordinance is to preserve the architectural character of the district, which predates automobiles. Introducing a garage element is detrimental to the district and a front-facing garage in the historic district is not appropriate. Board Member Mead noted he did not understand the transom shutter. Mr. Uzdevenes noted it was a suggestion by a board member, but it could be removed. Board Member Mead echoed Chair Salter's concerns and noted renderings would be helpful for the board to visualize execution of the carport enclosure. Board Member Fogarty preferred the original garage door over the proposed application, especially without examples of a hidden garage door for reference. The proportions of the shutters or faux window seemed low for where a window would typically be placed. Board Member Fogarty noted she would have a hard time approving the Super Sneaky garage door product. Mr. Uzdevenes noted he incorporated what the board requested and what he thought would be approved. Board Member Mead reinforced the need for an example to reference, more details, and renderings showing the siding and shutter treatments on the existing building.

Board Member Yee noted he proposed the Super Sneaky garage door product but also shares some of the board's concerns about lack of detail. The idea is possible, but the execution needs to be depicted better. It seems that a number of the board's suggestions were incorporated, such as the shutter above the garage door. Board Member Yee asked if the shutters are currently on the building since they do not match the window proportions and if new windows were being installed. Mr. Uzdevenes answered that no new windows were being proposed. Board Member Yee asked about the shutters on the windows on the existing porch. Mr. Uzdevenes shared that the original construction plans indicated shutters, but they were never installed, so the shutters do not exist. The proposed shutters over the garage door are to break up the siding at the suggestion of the board at the last meeting. Board Member Yee noted he preferred the previous design with the shed roof intact and a louvered door. Chair Salter restated that a garage door is not appropriate for the district, but it sounds like the majority of the board feels there is some possible solution that could be appropriate with the right treatment.

Board Member Mead made a motion to deny it as being inconsistent with the overall consistency of the district with regard to it continuing to have the appearance of a garage without appropriate treatment. Chair Salter noted the motion was based on Sec. 12-3-10(1)d.2.ii. Board Member Fogarty seconded the motion. Board Member Mead reiterated his concerns about breaking up the lines and suggested options for helping to conceal the jambs and door header and a footing element is needed to carry the visual line across the foundation. The motion failed 2-2 with Chair Salter and Board Member Yee dissenting.

Chair Salter shared he was not in favor of the motion because it offered a path forward to approve a garage door. Board Member Yee noted he would reconsider his position on the motion. Board Member Mead restated his previous motion. Board Member Fogarty seconded the motion and it carried 3-1 with Chair Salter dissenting. Chair Salter noted the denial is for the design as proposed and the applicant can incorporate the board's feedback and reapply. Mr. Uzdevenes summarized the feedback as a continuance of a stem wall across the bottom of the door opening, concealing the jamb line with shutters or something similar, and to eliminate the louver over the door and expanse of siding. Mr. Uzdevenes asked if multiple options could be presented. Chair Salter answered that yes, multiple options can be presented to the board.

5. 24-651 1 S. JEFFERSON STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
PROPOSED MURAL FOR TRASH ENCLOSURE

The Downtown Improvement Board is seeking approval for a mural on the trash compactor located near the intersection of Jefferson and Garden Streets.

Walker Wilson presented to the board. Chair Salter asked if consideration was given for a mural on the side that faces Jefferson Street. Mr. Wilson noted the DIB would be open to expanding the scope. Chair Salter noted the proposed west side facing Vinyl is not as visible to the public as the east and south sides of the compactor and would like to see murals on all sides. The east side of the compactor should be made a priority over the west side. Board Member Mead agreed with Chair Salter and noted that a panoramic photograph would work well on multiple panels.

Board Member Mead made a motion to approve with the suggestion of prioritizing the east face versus the west face or wrapping the entire enclosure. Chair Salter proposed an amendment to require that the priority be the two primary street elevations of Garden and Jefferson Streets, rather than a suggestion. Board Member Mead accepted the amendment.

Mr. Wilson asked if the additional photographs should be returned to the full board for review. Board Member Mead asked staff for clarification and staff answered no.

Board Member Yee seconded the motion and it carried 4-0.

6. 24-652 600 S. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
FINAL REVIEW FOR MODIFICATIONS 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 April 2024 meeting with the requirement of an abbreviated review to address the glass and metal elements at the corner of Palafox and Cedar Streets. The abbreviated review was not submitted. The dual hotel brand has been adjusted to Tempo by Hilton only, resulting in minor exterior changes and the elimination of the second floor, corner dining terrace.

Alex Grace presented to the board. Chair Salter noted that signage is typically handled through a separate abbreviated review. Board Member Mead complimented the proposal.

Chair Salter made a motion to approve the application as submitted. Board Member Mead seconded the motion with clarification that the signage element at the top is architectural enough to be included in the approval, but the signage for the street level frontages must come back for abbreviated review. Chair Salter accepted the amendment and it carried 4-0.

7. 24-679 416 W. WRIGHT STREET
BELMONT-DEVILLIERS / ZONE C-2 / CITY COUNCIL DISTRICT 6
HISTORIC STRUCTURE DEMOLITION REVIEW

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. 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.

Roman Repin presented the board. Mr. Repin is the potential buyer of the property and is interested in demolishing the funeral home due to the presence of asbestos. An asbestos report and letter from the current owner was distributed to the board. Mr. Pristera shared that Benboe is a longstanding family name in Pensacola with the business beginning as early as 1937. The current funeral home was built in 1961. This neighborhood has seen a lot of redevelopment and the historic structure demolition ordinance is designed for the community to voice their concerns in situations such as this. The building could be contributing due to being at least 50 years old, but the cultural significance is at the forefront. Board Member Mead asked about 412 W. Wright Street and staff noted that the structure was approved for demolition because it did not meet the National Park Service's criteria for historic significance. Historic Preservation Planner Walker also noted that the funeral home structure is on two different parcels and the block structure with the name Benboe Funeral Home is not currently being proposed for demolition. Board Member Mead asked the applicant about the plans for the block structure on the separate parcel. Mr. Repin answered they are open to suggestions and have thought about retail or an office. Board Member Mead asked the applicant if he intends to demolish or retain that structure. Mr. Repin answered they will do whatever works in their favor or the city's favor and the applicant is willing to work with the city for the best way forward. Board Member Mead echoed Mr. Pristera's comments on the significance of the property and noted the importance of retaining the Benboe name and highlighting the cultural significance. Board Member Mead shared he was leaning toward a delay to allow adequate community input.

Ellison Bennett addressed the board as a member of the public. Mr. Bennett shared his connection to the Benboe family and the funerary business. Mr. Bennett noted that no local investors had an opportunity to purchase the property and the building was gutted after the last hurricane and should not have asbestos. It would be a dishonor to the original owners for the building to be demolished. The structure at 412 W. Wright Street was once a beauty shop and is in poor condition from the last storm. The building at 416 W. Wright Street is essentially a new structure because of all the work that occurred after the last hurricane. It is concerning that no one asked about the history of the Benboe family or the funeral home. Mr. Bennett and others sought refuge in the funeral home during hurricanes in the last few years.

David Hawkins addressed the board as a member of the public. Mr. Hawkins, owner of Joe Morris & Son Funeral Home, noted that Joe Morris & Son is the oldest black-owned funeral home in the City of Pensacola. Ownership goes back to 1913. Mr. Hawkins shared that the only reason he owns the funeral home is that he cares about the history of the Belmont-DeVilliers area and retaining the Joe Morris name in the community. Black history is being eroded every day, and it is important to protect and defend our heritage. Mr. Hawkins would like to address the opportunity to finance the preservation of the building and see an opportunity for the community to get involved.

Harold Griffin, Sr. addressed the board as a member of the public. Mr. Griffin shared the deep history of the funeral home and the longstanding use in the community for funerary services. The significance for the African American community is immense. Mr. Griffin reinforced that the building should not have any asbestos. Mr. Griffin echoed Mr. Bennett and Mr. Hawkins' sentiments that preservation is an opportunity for young people to see what can be achieved and provide empowerment to our youth. Mr. Griffin would like to see the applicant and the community come together to find a way to save the building.

Council member Teniade Broughton addressed the board. Ms. Broughton asked Mr. Pristera if additional research had been done. Mr. Pristera noted it was a quick turnaround and referring the application to the board is the process in place to explore and determine historic significance. Ms. Broughton shared more about the history and that demolition would be very unfortunate.

Mr. Pristera clarified that the building is still for sale and the applicant is a potential buyer. Based on what has been discussed, a delay would allow the community to get involved, or the potential buyer may reconsider the proposal. Mr. Pristera noted the board cannot prohibit the demolition but only delay it. Board Member Yee echoed Mr. Pristera's frustration that the demolition cannot be prohibited. Board Member Yee referenced Mr. Benboe's letter that was distributed to the board and the fact the property was listed publicly on the market with several price reductions. The current property owner is requesting the board to allow the demolition, but a delay would allow additional discussions with the community. Chair Salter noted for the record that a packet was distributed to the board that included a letter from the current owner, Daniel Benboe II, stating the sale had been advertised for one year and the packet included an asbestos report. Chair Salter shared support for a 60-day delay since the criteria for significance was demonstrated during the discussion. Board Member Mead echoed Chair Salter's comments and shared the history of the historic structure demolition ordinance which resulted from the John Sunday House demolition proposal. Board Member Mead also supported the demolition delay.

Board Member Mead made a motion to impose a 60-day delay on demolition. Board Member Fogarty seconded the motion and it carried 4-0.

ADJOURNMENT