



City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

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

August 15, 2024

2:00 PM

Hagler-Mason Conference Room,
2nd Floor

CALL TO ORDER / QUORUM

Members Present: Derek Salter, Yuri Ramos, Lou Courtney, George R Mead, II, Anna Fogarty

Members Absent: Jordan Yee

Also Present: Historic Preservation Planner Walker, Assistant Planning & Zoning Division Manager Harding, Ross Pristera, Larry Scapecchi, Ellison Bennett, Terrell Evans

APPROVAL OF MINUTES

1. 24-714 APPROVAL OF JULY 18, 2024 ARB MINUTES.

Board Member Mead made a motion to approve the July 2024 ARB meeting minutes. Board Member Fogarty seconded the motion and it carried 5-0.

OPEN FORUM

NEW BUSINESS

2. 24-715 404 E. BELMONT STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY COUNCIL DISTRICT 6
FINAL APPROVAL FOR REAR PATIO ADDITION AT A NON-CONTRIBUTING STRUCTURE

Landmark Engineering is seeking final approval for an open-framed covered patio on the rear of the primary structure. The framing members will be exposed

southern pine with a 5V crimp metal roof in Charcoal Gray to match the existing roof and exposed rafter tails with tongue and groove yellow pine decking over the rafters.

Larry Scapecchi presented to the board. Board Member Courtney asked the applicant to be mindful of the large tree on the Alcaniz Street side that should be avoided when equipment is coming in and out. Mr. Scapecchi agreed. No comments from Old East Hill were provided for the meeting.

Board Member Mead made a motion to approve. Board Member Ramos seconded the motion, and it carried 5-0.

3. 24-716 411 N. BAYLEN STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 & R-NC / CITY COUNCIL DISTRICT 6
FINAL APPROVAL FOR EXTERIOR IMPROVEMENTS AT A NON-CONTRIBUTING STRUCTURE

Dieter Borrell is seeking final approval for exterior improvements at a non-contributing structure that is partially located in the North Hill Preservation District. The northernmost part of the building is located in North Hill while the remaining portion is zoned R-NC. The applicant is proposing to remove the fence and HVAC on the west side of the building, adding a new storefront door system on Baylen Street, adding a new prefinished curtain wall system with blue glass, white wall-hung planter boxes on the upper stories, and new landscaping on the east side of the building composed of Jasmine vines affixed to a stainless steel cable trellis system with prefinished aluminum planters along with Gem Magnolia trees and Drift Roses on the first floor. This project received conceptual approval at the May 2024 ARB meeting.

Mr. Borrell presented to the board. Chair Salter shared North Hill Preservation Association's comments, and they had no objections to the request. Board Member Fogarty asked about the lattice pattern of vegetation on the south view of Belmont Street. Mr. Borrell noted it would be held up with wire mesh with planters. Board Member Mead complimented the project and its adaptive reuse. Chair Salter asked for clarification on the planter boxes. Mr. Borrell noted they will be painted white stainless steel and will be on the ground and second floor facades.

Board Member Mead made a motion to approve. Board Member Courtney seconded the motion, and it carried 5-0.

4. 24-717 2 N. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
FINAL APPROVAL FOR EXTERIOR ALTERATIONS AT A CONTRIBUTING STRUCTURE

Scott Sallis is seeking final approval for exterior improvements at a contributing structure, including painting the existing stucco Sherwin Williams Iron Ore, a new aluminum canopy system, new storefront windows with transom windows and aluminum shutters above, and a new storefront entry at the corner of Palafox and Garden Streets. Signage will be handled through a separate abbreviated review.

Scott Sallis presented to the board. Board Member Mead complimented the adaptive reuse and modernization of the first floor retail space. Board Member Ramos complimented the dark base and agreed with Board Member Mead's comments. Mr. Pristera asked for clarification about the proposed louvers. Mr. Sallis noted the installation of transom windows along both facades would be very costly, so only a few transom windows were proposed with louvers in the remaining areas for balance. Mr. Pristera asked if the cast stone would be painted. Mr. Sallis answered no, only the stucco would be painted. Board Member Ramos asked if the louvers were necessary. Mr. Sallis answered they were necessary to balance out the fenestration. Board Member Ramos asked if the louvers would be open or flat against the wall. Mr. Sallis answered that the louvers would be slightly tilted to create a shadow. Chair Salter complimented the design and noted the dark color was a slight concern in terms of heat radiation. Mr. Sallis noted the owner requested a darker color and agreed that heat transfer is a concern. Mr. Sallis shared that the tension rods supporting the canopy will match the historic rods from 1913. Board Member Mead asked if heat reflective paint was an option. Mr. Sallis answered no, not for the darker colors.

Board Member Courtney made a motion to approve. Chair Salter offered an amendment that the approval excludes any potential signage. Board Member Courtney accepted the amendment. Board Member Fogarty seconded the motion, and it carried 5-0.

5. 24-718 400 BLK W. WRIGHT STREET
BELMONT-DEVILLIERS / ZONE C-2 / 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. 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 to the board. Chair Salter asked for clarification on the

proposed demolition compared to the demolition that was delayed the previous month. Historic Preservation Planner Walker explained that the same structure is located on two different parcels: 416 W. Wright Street was delayed 60 days at the July 2024 ARB meeting and the portion at 400 Blk W. Wright Street is currently under review. The two addresses were submitted through two separate historic structure demolition applications. Mr. Pristera noted the same discussion from the July meeting is applicable and that is why the application was referred to the full board.

Ellison Bennett addressed the board. Mr. Bennett noted that the portion of the building at 400 Blk W. Wright Street is a casket showroom and can only be entered through the entrance at 416 W. Wright Street. Mr. Bennett asked what would happen to the inventory inside the building. Historic Preservation Planner Walker answered that it would be a civil matter between the seller and the potential buyer. Mr. Bennett encouraged the board to propose a 60-day delay, like the other portion of the building.

Chair Salter noted this example speaks to the reason the delay was codified in the ordinance. Board Member Mead agreed with Chair Salter and acknowledged the cultural significance of the building in the community. Board Member Ramos asked for clarification on when the delay clock begins and could the applicants begin demolition of the other part of the building. Board Member Mead asked if it was feasible to demolish one part without the other, since they are not physically separate. Chair Salter thought it could be feasible, but an interior inspection would be necessary to know for sure. Board Member Ramos noted the structures should be demolished at the same time and the building in question should be added to the previous 60-day delay for efficiency. Board Member Mead asked Mr. Bennett if additional time would assist the community with an alternative to demolition. Mr. Bennett shared that Mr. and Mrs. Evans, present at the meeting, had met with the developer about retaining the structure and the funeral home business. Mr. Bennett answered that additional time would be helpful. Board Member Mead noted he agreed with Board Member Ramos' notion about efficiency, but acknowledged that an additional 60 days may help to preserve the building based on the intent of the demolition ordinance. It was noted that the applicants are under contract but will not close until the demolition has occurred. Chair Salter shared that he agreed with Board Member Mead that there would be no negative aspect to maximizing the delay to allow more time for the community to act.

Gencho Danev, partner of Roman Repin, addressed the board. Mr. Danev noted they met with the Belmont-DeVilliers neighborhood, who said they would support the applicants. Mr. Danev reminded the board that the current owner, Mr. Benboe, provided a letter that supported the demolition. Board Member Ramos asked about the support letter. Historic Preservation Planner Walker noted the support letter was provided at the July 2024 meeting, Board Member Ramos was absent, and the letter is a part of the minutes package from the last meeting. Board Member Ramos shared that the 60-day delay would be appropriate, yet based on the

owner's letter, the proposed demolition should be added to the already established 60 day delay from the July meeting. Board Member Mead noted he would tend to agree except for the fact there are ongoing efforts by the community to preserve the structure.

Board Member Mead made a motion to impose the 60-day delay because of the cultural relevance to the district and significance to the persons in both the Benboe Funeral Home and the community over an extended period of time, since 1937, and its significance in the black community specifically. Board Member Fogarty seconded the motion, and it carried 4-1 with Board Member Ramos dissenting.

ADJOURNMENT