



City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

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

September 19, 2024

2:00 PM

Hagler-Mason Conference Room,
2nd Floor

CALL TO ORDER / QUORUM

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

Members Absent: Anna Fogarty

Also Present: Historic Preservation Planner Walker, Assistant Planning & Zoning Division Manager Harding, Ross Pristera, Charles Kunze, Jon Shell, Norah Elsperman

APPROVAL OF MINUTES

1. 24-842 APPROVAL OF AUGUST 15, 2024 ARB MINUTES.

Board Member Ramos made a motion to approve the August 15, 2024 ARB minutes. Board Member Mead seconded the motion, and it carried 5-0.

OPEN FORUM

NEW BUSINESS

2. 24-843 811 N. REUS STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL DISTRICT 6
REAR YARD IMPROVEMENTS AT A NON-CONTRIBUTING STRUCTURE

Marty Witman is seeking final approval for a 15 x 25 ft. gunite pool at a non-contributing structure. The pool will be located in the rear yard with travertine coping and decking.

Mr. Witman presented to the board. Chair Salter noted North Hill Preservation Association had no objections. No questions or discussion occurred. Board Member Ramos made a motion to approve. Board Member Courtney seconded the motion, and it carried 5-0.

3. 24-844 201 W. LLOYD STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL
DISTRICT 6
EXTERIOR ALTERATIONS AT A NON-CONTRIBUTING STRUCTURE

Charles Kunze is seeking final approval for exterior alterations at a non-contributing structure including demolition of a non-conforming addition to be replaced by a new 1,122 sf. addition on the primary. The primary structure will receive a new front porch and covered entry, new painted wood shutters, and solar panel installation on the south-facing roof. Site improvements include a 450 sf. detached one-story accessory structure in the rear yard, new wood fencing with wrought iron antique gates, and new hardscaping including flagstone pavers and stamped concrete driveway and walkways.

Charles Kunze presented to the board. Chair Salter shared that the North Hill Preservation Association approved of the paint and windows so long as the divided lites match the existing. North Hill noted there was no finished called out for the privacy fence and Mr. Kunze shared the front picket fence will be white, but the privacy fence will have a natural wood finish. Chair Salter asked if the existing brick wall would also receive the whitewash treatment. Mr. Kunze answered it already has a concrete finish and would be left as is. Board Member Yee asked for clarification on the proposed window cladding. Mr. Kunze clarified that the proposed windows are the Kolbe Ultra series, which is aluminum-clad. Board Member Yee asked for clarification on the metal roof location. Mr. Kunze answered that the metal roof is for the front canopies, but the homeowner may want to change the canopies and that will be submitted for an abbreviated review. Board Member Courtney asked for clarification on the solar panels. Historic Preservation Planner Walked answered that the ARB cannot restrict one's ability to have solar panels but can provide an aesthetic review so long as the performance is not impacted. South-facing is one of the preferred performance locations, and the panels would not be visible from the street. Solar panels are typically handled through an abbreviated review and that is recommended in this case since specs were not provided.

Board Member Ramos made a motion to approve the application as submitted except for the solar panels that should be submitted for abbreviated review. Board Member Yee seconded the motion, and it carried 5-0.

4. 24-846 537 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6

CHANGE OF WINDOWS AT A NON-CONTRIBUTING STRUCTURE

David Del Gallo is seeking final approval to replace all existing clad windows with Sierra Pacific H3 double hung aluminum clad wood windows with no divided lites. The applicant is also proposing CWS 6100 Series Single Hung vinyl windows as an alternative.

David Del Gallo presented to the board. Board Member Mead noted an example window profile would be helpful to visualize what is being proposed, especially since the finer details are hard to read in the packet. Mr. Del Gallo noted the existing windows are single hung. Chair Salter asked if this particular window had been approved previously. Mr. Pristera noted that the windows are appropriate so long as the windows are placed in the same recess as the existing windows. Board Member Ramos asked about the existing windows and Mr. Del Gallo answered they are aluminum clad wood windows. Board Member Mead noted the proposed clad windows appear to be majority aluminum and would not be considered a wood window. Chair Salter shared that it is up to each board member, but Chair Salter's opinion is if the cladding is removed and there is not a functioning window remaining, then the window is not a wood window. Chair Salter considered both of the proposed windows to be vinyl, but because the recess will be the same, there is not an issue with either window option.

Board Member Mead made a motion to approve the applicant's selection of whichever window type they would prefer but submit for abbreviated review the existing window profiles and whatever option they ultimately select. Board Member Courtney seconded the motion, and it carried 5-0.

5. 24-854 157 S. SPRING STREET
GOVERNMENTAL CENTER DISTRICT / ZONE C-2 / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATION AT A NON-CONTRIBUTING STRUCTURE

Hometown Contractors, Inc. is seeking final approval to remove one existing vinyl window, resize the opening, and install one Viwinco vinyl casement window with a black exterior and no divided lites to meet egress requirements.

Norah Elsperman presented to the board. Board Member Mead noted no objections to the request. Board Member Mead made a motion to approve as submitted. Board Member Courtney seconded the motion and the motion carried 5-0.

6. 24-855 404 E. BELMONT STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY COUNCIL DISTRICT 6
REAR YARD IMPROVEMENTS AT A NON-CONTRIBUTING STRUCTURE

Joe Hild is seeking final approval to install a 26 x 32 ft. gunite swimming pool with a 7 x 7 ft. raised spa in the rear yard. The pool will have tan shellock coping and

pavers, creme de menthe plaster, and porcelain waterline tile.

Ashton Howard presented to the board. Chair Salter shared that Old East Hill had no comments on the proposed project. Board Member Mead commended the application and the depiction of the pool's layout on the ground.

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

7. 24-856 603 CROWN COVE
PENSACOLA HISTORIC DISTRICT / ZONE SSD / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A NON-CONTRIBUTING STRUCTURE

Hometown Contractors, Inc. is seeking final approval to replace four existing vinyl clad windows with two Viwinco vinyl picture windows.

Norah Elsperman presented to the board. Board Member Mead asked the applicant for the rationale for proposing picture windows without grids or a vertical element. Board Member Mead noted there should be uniformity with the remaining windows. Board Member Yee echoed Board Member Mead's comments about maintaining a vertical element. Chair Salter clarified that the board is discussing the need for one vertical mullion on each picture window.

Board Member Mead made a motion to approve with the addition that the windows either be ganged, vertical picture units with a central vertical mullion or that it be a single picture with applied mullion dimensions equivalent inside and out. Board Member Yee seconded the motion, and it carried 5-0.

8. 24-845 105 W. JACKSON STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL
DISTRICT 6
ACCESSORY STRUCTURE FOR A CONTRIBUTING STRUCTURE

Tuff Shed, Inc. is seeking final approval for a new accessory structure in the rear yard consisting of a 10 x 16 ft. prefabricated shed painted Puritan Gray with Delicate White trim, GAF asphalt shingles in Pewter Gray with a 4:12 roof pitch, vinyl windows, a steel door, and engineered wood shutters.

Savannah Hudson presented to the board. Chair Salter noted that North Hill stated the siding should be horizontal to match the primary residence and there are no objections to the roof shingles or paint colors. Chair Salter agreed with North Hill that the accessory structure should have horizontal lap siding. Ms. Hudson shared horizontal siding is an option and approval from the customer is required. Board Member Mead asked about the age of the existing shed structure. Mr. Pristera answered it was fairly old. Board Member Mead noted that the steeper roof line on the primary and the existing accessory structure should be mirrored. Ms. Hudson

noted a steeper roof pitch could be offered as an upgrade to the customer. Advisor Pristera shared that the horizontal siding and steeper roof pitch would be appropriate. Board Member Mead asked the applicant about windows. Ms. Hudson answered that two horizontal sliding windows are being proposed. Chair Salter noted the roof ridge would run parallel to the street, so the profile of the gable would not be visible. The proposed shed is behind the existing shed and would not be visible from the street. Chair Salter and Board Member Yee agreed the roof pitch is not as important as the lap siding.

Board Member Ramos made a motion to approve the application as submitted with a change to lap siding to match the existing structure. Board Member Mead seconded the motion, and it carried 5-0.

9. 24-857 524 N. HAYNE STREET
OLD EAST HILL PRESERVATION DISTRICT / OEHC-1 / CITY COUNCIL
DISTRICT 6
NEW PRE-FABRICATED STRUCTURES FOR A CONTRIBUTING PROPERTY

Jon Shell is seeking final approval to install two shipping containers at a contributing property composed of one 20 ft. container along the Hayne Street property line and one 40 ft. container on the Jackson Street property line. The containers are painted to match the existing structures and will serve as storage, partial fencing, and a canvas for murals proposed in this application. The application also includes conceptual designs for future modification of the Jackson Street shipping container proposed to be an entryway with a gate. This property was approved for exterior alterations of the two contributing structures at the April 2023 ARB meeting and received abbreviated review approval to change the exterior paint colors of the structures, changing the storefront color from nickel to bronze, installing a wood fence with concrete columns, and minor deviations to the previously approved project including a revised landscape plan with an artificial turf cornhole area, concrete pickleball space, and a variety of plantings.

Jon Shell and Casey Jones presented to the board. Chair Salter noted that the Old East Hill Preservation District did not come to a consensus regarding their view on the proposed containers. Chair Salter summarized the comments with concern for the color of the structures and that a mural or vegetation would improve the aesthetic. Board Member Mead asked staff about the setbacks and fence height for the property since the containers appear to be functioning as combination fencing and storage. Historic Preservation Planner Walker answered there is a 5 ft. side yard setback and fences can typically be 6 ft. in height though the containers are being treated as new structures. Board Member Mead asked for other examples of containers in the Old East Hill District, acknowledging there is a container structure in the Palafox Historic Business District. Board Member Ramos noted the community garden, across the street, has shipping containers. Mr. Shell concurred and noted the previous Hollice T. Williams park plan includes similar architectural features. Board Member Ramos asked if the community garden was in Old East

Hill. Historic Preservation Planner Walker answered no. Mr. Shell noted the container on the lot just north of the property in question and Historic Preservation Planner Walker shared that a code enforcement case is open for the lack of permit and ARB approval. Board Member Courtney shared she was rather shocked when she saw the containers and expressed concern about noise from the hard surfaces around the courtyard. Board Member Courtney asked about the function of the containers. Mr. Jones answered storage but also creating closure and a sense of place inside the courtyard. The Hayne Street container might become a prep kitchen or food truck with a walk-up window. Mr. Jones noted utilities are available to have a food truck, but the container seemed more aesthetically pleasing. Mr. Shell shared that plantings had been added to the property to provide a buffer. Board Member Courtney noted she appreciated the Jackson Street proposal with the lattice and gate and prefers the wood cladding for the Hayne Street container rather than a mural.

Board Member Ramos noted the containers help to hold the corners and create a courtyard space. It makes more sense for the containers to be usable and storage is a harder sell. Board Member Ramos noted it currently looks like fencing and the use is appropriate for the location, though this would have been an easier discussion had the proper review process been followed. Board Member Ramos asked for clarification on the board's task with the application since much of it seems conceptual. Historic Preservation Planner Walker answered that at minimum the goal is the approval or denial of the container's existence on the property with options to approve for aesthetic treatment. Board Member Ramos noted the containers are appropriate, but another full board review is necessary for the facade treatments. Mr. Jones noted they are seeking feedback on the facade treatments, which is why options were provided. Board Member Ramos stated street activation is an important element and the Hayne Street container assists with balance at the street level. Board Member Yee noted he generally agreed with Board Member Ramos' comments. Board Member Yee shared the location on Hayne Street facing FDOT property with the police station close by and being on the edge of the Old East Hill Preservation District justifies the proposed development of the property. Board Member Yee agreed that vegetation could help to soften the structures and the wood lattice or murals could work for the facade treatment. Board Member Yee asked staff if the code speaks to this type of proposed structure. Historic Preservation Planner Walker answered that the board would look at code section 12-3-10(3)e.3.ii.(b) that in the case of a new building, it will complement the surrounding district, street scape, and property. Mr. Shell asked the board if a food truck would be a better option. Historic Preservation Planner Walker noted that food trucks are treated as temporary structures that are mobile, which is not under the jurisdiction of the ARB. If a permanent restaurant inside one of the containers were proposed, that would be subject to ARB review since it is a permanent structure.

Board Member Mead had no issue with the Jackson Street container and the entryway and facade treatments would help with the aesthetic. Board Member

Mead had difficulty with the Hayne Street side and the plain container. The house to the south is impacted by the container so close to the property line and in front of the building setback line of the building to the south. The container's siting is detrimental to the architecture of that structure but from an aesthetic standpoint an awning structure like what was provided for conceptual consideration would assist. The container might work better if it were set back further from the front property line, which might help the southerly neighbor and showcase the cottage adjacent to the grocery store. Chair Salter asked staff if the board found that the containers were appropriate with a future facade treatment, how does that get enforced. Historic Preservation Planner Walker answered it would be tied to a building permit. Board Member Ramos asked staff if the containers are currently code compliant with setbacks and the LDC. Historic Preservation Planner Walker answered that the containers are code compliant. Board Member Ramos asked the applicant if the activation of the containers is planned to face the courtyard or face the street. Mr. Jones answered both, the street side would be a walk-up window. Board Member Ramos noted he agrees with Board Member Mead that it blocks the neighboring property and the container on Hayne is an appropriate location though it could be set back a few feet. A relationship between the front of the corner grocery building and the front of the container should be maintained. Mr. Shell noted the container on Hayne is currently 8 to 10 inches inside the property line. Board Member Ramos asked if it would be difficult to move the container back. Mr. Shell answered it is feasible.

Robin Tice addressed the board as a member of the public. Ms. Tice owns the property to the south and pointed to the code section about impairing the architectural or historical value of buildings on adjacent sites or immediate vicinity. No consideration was given to Ms. Tice's property and Ms. Tice has had to fight blight and energizing and sound and people constantly in front of her property for the 27 years she has owned the property. Board Member Mead noted Ms. Tice's comments exacerbated his concerns and the Hayne Street container must be addressed. Chair Salter noted code section 12-3-10(3)e.3.ii. and shared that, based on the code section, the property has an existing commercial structure that was approved to be renovated. The property has a more modern, industrial look and due to that, in Chair Salter's opinion, the use of containers is appropriate. However, the container on Hayne Street impairs the value and affects the character of the contributing structure to the south because of proximity. The doors on the Hayne Street container face the property to the south. The visual impact could be reduced by setting the container further back. Mr. Jones noted there would be no issue with moving the container back a few feet and rotating, so the doors would not face the neighbor.

Ms. Tice shared that setting the container back would affect her daughter's window. Mr. Pristera noted the placement is critical and setting the container back further would impact the south property's porch. Board Member Ramos asked about Ms. Tice's setback from the property line. Historic Preservation Planner Walker depicted the setbacks in the city's GIS map. Board Member Ramos noted that the

zoning allows something to be built on the property line and asked for clarification on the zoning district. Staff shared that the required buffer yard has been satisfied and OEHC-1 mirrors the C-1 commercial district. Assistant Planning & Zoning Division Manager Harding shared that Old East Hill is heavy with residential, but the zoning is very old and the core of the residential zoning is in the center and the perimeter is made up of commercial blocks. Chair Salter noted that while the containers are allowed by right, the board must still consider the impacts on neighboring properties. Chair Salter asked the applicants if they considered rotating the Hayne Street container perpendicular. Mr. Shell answered yes and that Ms. Tice did not approve of that orientation. Mr. Shell expressed sympathy for Ms. Tice and the situation.

Board Member Mead made a motion to deny the Hayne Street container without prejudice for resubmission because it is not consistent with the overall impact of the neighborhood and has a negative impact on the adjoining property, even though it may otherwise fit, as the Chair has indicated, with the redeveloped property to which it is connected. Board Member Mead made a second motion that the Jackson Street container is appropriate and can remain with conceptual approval of the treatment with a nod to the gate concept and that it come back to the board for final review in some manner of treatment, whether it be landscaping or cladding. Board Member Courtney seconded both motions. The first motion carried 4-1 with Board Member Ramos dissenting. The second motion carried 5-0.

10. 24-858 150 S. BAYLEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT
CONCEPTUAL REVIEW OF A NEW TOWNHOME DEVELOPMENT

Jordan Yee is seeking conceptual approval for a new townhouse development located on an existing parking lot. This project received conceptual approval with consideration of the board's comments in February 2021 and again in August 2022. The proposed development will have eleven (11) single family attached dwelling units consisting of three (3) different three-story unit types. The current design proposes uniformity of the facades for all three buildings compared to previous applications.

Board Member Yee recused himself. Andrew Rothfeder and Jordan Yee presented to the board. Chair Salter complimented the establishment of the corners, the Baylen Street frontage, and the hierarchy of materials. Chair Salter encouraged using the proposed gate to bridge the gap between buildings and complimented the use of materials and consistency throughout. Mr. Yee welcomed board feedback on the gate suggestion. Board Member Mead commended the application, echoing Chair Salter's comments, and appreciated the addition of the Chelsea Kensington, post-modern townhouse form. Board Member Mead appreciated the consistency with the entrances, use of shutters, and use of planters to define space. Board Member Ramos concurred with the board's

comments and complimented the hierarchy. Board Member Courtney complimented the rhythm of the patterns and textures. Chair Salter asked if Building A is sited accurately on the site plan. Mr. Yee noted the site plan is an older version, but the renderings are correct and clarified that the amenity space is not a part of the conceptual review. Chair Salter noted there are no openings on Baylen Street and the gate area is the only open space on Intendencia Street. Some level of transparency or break at the street level would be helpful rather than a solid gate.

Board Member Mead made a motion for conceptual approval. Board Member Ramos seconded the motion, and it carried 4-0.

ADJOURNMENT

Historic Preservation Planner Walker took a moment to recognize Chair Derek Salter and Board Member Anna Fogarty for their dedication to the board and service to the community since their terms were ending. Chair Salter thanked the staff and fellow board members.