

PLANNING SERVICES

Architectural Review Board

MINUTES OF THE ARCHITECTURAL REVIEW BOARD May 21, 2015

MEMBERS PRESENT: Chairman Ben Townes, Carter Quina, George Mead, Michael Crawford, Susan Campbell, Ray Jones

MEMBERS ABSENT: Nina Campbell

STAFF PRESENT: Brandi Deese, Karen Lefebvre, Robbie Weekley, Inspection Services, Ross Pristera, Advisor

OTHERS PRESENT: Steve Freeman, Ryan Greenhut, Leigh Ann Harrison, Carl Handlin, Dottie Dubuisson, Bob Ozburn, Jerry Holland, J. J. Zielinski, J. Scott Sallis, Alexandra Fasshauer, Dean Dalrymple, Blake Rushing, Steve Wilson, Ron Butlin, David Alsop, Roy White, Fred Gunther, John Myslak, Bailey Pope

CALL TO ORDER / QUORUM PRESENT

Chairman Ben Townes called the Architectural Review Board meeting to order at 2:00 p.m. with a quorum present. He instructed the audience on the functions of the Board, and that all decisions made by the Board are subject to review with the City Council.

APPROVAL OF MINUTES

Mr. Quina made a motion to approve the April 16, 2015 meeting minutes. The motion was seconded by Mr. Mead, and it was approved unanimously.

NEW BUSINESS

Item 1 101 E. Romana Street Palafox Historic Business District

New Construction

Request: Mr. Myslak is requesting a 6 foot variance from the maximum building setback of 10 feet.

Action Taken: Approved with inclusion of Item 2 presentation.

Ms. Deese informed the Board that the client will be occupying the entire block, but had worked diligently to reduce the amount of variance requested. Mr. Bailey Pope represented the client and indicated that they are within two zoning classifications, C-2 and C-2A, which has a maximum setback of 10 feet. He pointed out one apartment on Romana which steps over into the C-2 district. Mr. Quina made a motion to approve. Mr. Mead wanted to secure a variance that could not be challenged in the future with regard to the two zones. The motion was amended to table until Item 2 was presented. This was seconded by Mr. Mead, and it passed unanimously.

The motion to approve the variance with inclusion of Item 2 presentation into Item 1 was made by Mr. Mead, seconded by Mr. Crawford and approved unanimously.

Item 5 **105 W. Jackson Street**

North Hill Preservation District

Contributing Structure

Request: *Dalrymple/Sallis Architecture is requesting approval to demolish loft addition, construct 2-car garage and repaint the existing primary structure.*

Action Taken: *Approved with comments.*

This request also includes installation of new metal gate, installation of new aluminum fencing and installation of a new brick paver driveway. Mr. Dalrymple stated the property began as a fire station, and was moved to its present site in 1920. It was at one time a farm, a stable, an officers' club, and apartments which explains all the asphalt paving for parking. They are removing certain elements added in the 1970s. There will be significant repair to siding deterioration, repainting and removal of an unsupported chimney on the second floor.

Mr. Jones suggested a more sophisticated approach to the garage doors being the same as illustrated on the east side. Mr. Dalrymple indicated hurricane resistant glass would add expense to the budget. Mr. Jones questioned the metal fencing instead of wood. Mr. Dalrymple stated since the owners have children, they are more concerned with providing security. Mr. Mead questioned the dormers, and Mr. Dalrymple indicated the shed dormer will remain. The windows on the second floors will be replaced for egress. Mr. Townes emphasized that since the house had been through several changes, restoring it back as close as possible with the design shown is very admirable.

After further discussion on colors, roofing and windows, Mr. Quina made a motion to approve based on comments, seconded by Mr. Mead and **passed unanimously.**

Item 6 **131 Cevallos Street**

Pensacola Historic District

New Construction

Request: *Mr. Holland is requesting approval of a new single-family residence and updated approval on variance previously granted.*

Action Taken: *Variance Reapproved. Tabled to accommodate client - conceptual approval granted.*

Mr. Holland obtained an 18" variance from the south side setback for this proposed project in October of 2013. Since the variance has expired, it does require Board approval of the variance again. Ms. Deese stated the Board was also reviewing the project. Mr. Holland indicated the windows were vinyl with fiberglass doors. Mr. Quina stated only wood or wood clad windows had been approved. Mr. Quina indicated he had no problem with the general character of the house, but some specifics were missing such as dimensions of the lumber, trim, and construction detail for the Board and Inspections Department.

Mr. Quina made the motion to approve the request conceptually, with the following considerations that wood windows of some type be required as per Code, and that detail of the front porch, indicating all sizes and trim dimensions would be necessary for final approval. It was seconded by Mr. Mead and passed unanimously. Mr. Quina then made a motion to table the variance to prevent additional costs to the client. It was seconded by Mr. Mead, and it passed unanimously.

Item 8 **40 S. Palafox Street**

Pensacola Historic Business District

Contributing Structure

Request: *Dalrymple/Sallis Architecture is requesting approval for new metal canopies over the main entrance and existing side ATM machines of the Thiesen Building.*

Action Taken: *Tabled – client to come back next month.*

Mr. Sallis stated the original submittal which was cantilevered was found to be unacceptable by several engineers. They proceeded to 6" columns for the front canopy. Mr. Quina stressed the purpose was to create an enclosure or covering for the entrance. Mr. Switzer indicated they wanted a place to keep the customers out of the elements and protect the door. He said the date the building was built is in the stone above the arch, and they wanted that to be visible. He said a gutter system would be put into the columns

which would allow the water to flow from the roof onto the street. He suggested they could probably go to 8" columns. Mr. Townes wanted to know if the entrance could be relocated to its original location which was further back. Mr. Sallis stated it is now an elevator lobby, and that creating an alcove would also create a place for sleeping vagrants and the cleanup attached to it. Mr. Quina suggested pushing in 36" and bringing the cornice out 36" with 6' of coverage. Mr. Townes had a problem with a canopy being attached to a significant architectural feature, emphasizing that if someone comes back ten years later, they can remove the feature, and the architectural integrity of the building would still remain. After further suggestions and considering the right-of-way, Mr. Sallis indicated he would come back next month with revisions.

Mr. Mead made the motion to table the request, seconded by Mr. Crawford.

Ms. Dubuisson stated that in a choice between aesthetics and public access and safety, safety would be the important choice. David Alsop suggested the 8" columns with a canopy and no intrusion on the sidewalk would be the best solution. Fred Gunther stated there had been several solutions offered and wanted to know if the Board could do a straw vote. Mr. Townes emphasized that if the first vote did not pass, the Board would then have another motion. Because there was such a difference in opinion, the motion to table passed unanimously. The Chairman asked that the architect take more time with the project, recognizing the concerns of the Board.

Item 10 309 Reus Street
Non-Contributing Structure

Governmental Center District

Request: Mr. Blake Rushing is requesting approval of a building renovation for an English Pub at 309 S. Reus Street (The Union Public House).

Action Taken: Approved as submitted with comments.

Mr. J. J. Zielinski, presented the project including elevations and colors. The signage, pavers, and outdoor seating would be presented at a later date in phase II. Mr. Mead made a motion to approve as submitted without landscape plans, the color of the fascia band being more neutral, with horizontal fencing, and a storefront door in lieu of the fiberglass door. He and Mr. Crawford suggested an abbreviated review on landscaping, paint of the fascia, consideration for fence style, and storefront door design. The motion was seconded by Mr. Crawford, and passed unanimously.

Item 7 – 503 E. Government Street
Contributing Structure

Pensacola Historic District

Request: Dalrymple/Sallis Architecture is requesting approval for renovation to an existing one-story brick commercial building and the addition of a new one-story wood-framed commercial building in the rear of existing structure.

Action Taken: Approved with two dissenting votes.

Mr. Dalrymple indicated the existing awning will remain, and they are repositioning the entrance and window. Mr. Jones questioned leaving the façade as is for historical value with remodeling on the inside. Mr. Sallis indicated clients would enter through the front, with staff parking in the rear. Mr. Quina liked the new addition but objected to applying a new aesthetic to the storefront brick. Mr. Townes emphasized that the treatment would be applied but could also be removed. Mr. Mead made the motion to approve, seconded by Ms. Susan Campbell, and it passed 5 to 2, with Mr. Jones and Mr. Quina dissenting.

Item 9 116 S. Baylen Street
New Construction

Pensacola Historic Business District

Request: Dalrymple/Sallis Architecture is requesting approval for a new single-family dwelling.

Action Taken: Approved with comments.

Mr. Sallis indicated the two residential units below would be leased. He stated the garage door would be frosted, and the canopy is in compliance with the right-of-way. Mr. Pristera questioned the underside of the balcony, and Mr. Sallis stated it would be painted concrete or stucco. He also stated the actual living space had been stepped up to consider storm surge. He indicated the art wall was kept simple and might be used as an advertising add or mural similar to the Museum of Art, and they would come back to the Board for approval.

Mr. Quina made a motion to approve with the condition if anything changed, the client would come back to the Board. It was seconded by Mr. Mead. Mr. Crawford confirmed that the side elevations would be painted block. The motion passed unanimously.

ITEM FOR DISCUSSION

The Board decided to postpone discussion on the Board Guidelines and Abbreviated Review requirements. The Board complimented the new structure of the minutes.

Ms. Dubuisson addressed the Board and thanked them for their attention to detail and being true to their mission to maintain the architectural integrity of the City of Pensacola.

ADJOURNMENT

The meeting adjourned at 5:36 p.m.

Respectfully Submitted,



Brandi C. Deese
City Planner
Secretary to the Board

APPROVED: _____

