



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Agenda - Final

### Architectural Review Board

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Wednesday, September 30, 2020

2:00 PM

Hagler-Mason Conference Room, 2nd Floor

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•Members of the public may attend and participate only via live stream or phone  
[cityofpensacola.com/428/Live-Meeting-Video](http://cityofpensacola.com/428/Live-Meeting-Video)

#### Call to Order / Quorum

1. [20-00585](#) Swearing in NEW appointment (Brian Spencer).

**Recommendation:** Mr. Spencer has been appointed by City Council to fill a vacant membership position ("One (1) member who is a property or business owner in the Palafox Historic Business District or the Governmental Center District"). This term expires on September 30, 2021.

**Sponsors:** Grover C. Robinson, IV

#### Approval of Minutes

2. [20-00545](#) August 20, 2020, Architectural Review Board Minutes

**Sponsors:** Grover C. Robinson, IV

**Attachments:** [August 20, 2020, ARB Minutes](#)

#### Open Forum

#### New Business

3.     [20-00546](#)     New Business - Item 1  
                          100 W. Brainerd Street  
                          North Hill Preservation District / Zone PR-1AAA  
                          Contributing Structure

**Recommendation:** Nicholas Forte is requesting approval to construct a new side yard driveway, porch stairs and a replacement walkway with matching pavers located in the rear yard. The applicant is also requesting approval to pave the enclosed west side yard and a small sand area between the front porch and front Magnolia Tree with matching pavers. The pavers will be Belgard Appian-Stone, color mix 32.

Please find attached all relevant documentation for your review.

**Sponsors:** Grover C. Robinson, IV

**Attachments:**   [Florida Master Site File](#)  
                          [Images](#)  
                          [Application Packet](#)

4.     [20-00549](#)     New Business - Item 2  
                          434 E. Intendencia Street  
                          Pensacola Historic District / Zone HR-1  
                          Non-Contributing Structure

**Recommendation:** Ann Carver is seeking approval to add 36 solar panels to the roof of a non-contributing structure. Thirty-four (34) panels are proposed to be added to the -west, south and east sides of primary structure's roof and two panels are proposed for the northeast side of the garage. Per Florida Statute Sec. 163.04(2), "a property owner may not be denied permission to install solar collectors [...] by any entity." However, "such entity may determine the specific location where solar collectors may be installed on the roof within an orientation to the south or within 45° east or west of due south provided that such determination does not impair the effective operation of the solar collectors."

Please find attached all relevant documentation for your review.

**Sponsors:** Grover C. Robinson, IV

**Attachments:**   [Images](#)  
                          [Florida Solar Rights Law](#)  
                          [Application Packet](#)

5.     [20-00551](#)     New Business - Item 3  
                          319 W. Gadsden Street  
                          North Hill Preservation District / Zone PR-2  
                          Contributing Structure

**Recommendation:** Scott and Charlotte Field are request approval to add a rear screen porch to a contributing structure. The proposed materials will match those of the existing residence and will include a masonry foundation with stucco finish, wood siding, 5-V crimp metal roofing and matching paint colors. The landing and exterior stairs will comprise of wood rails and balusters as well as Trex flooring and treads

Please find attached all relevant documentation for your review.

**Sponsors:**           Grover C. Robinson, IV

**Attachments:**       [Florida Master Site File](#)  
                              [Images](#)  
                              [Administrative Variance](#)  
                              [Application Packet - REVISED 9.15.2020](#)

6.     [20-00552](#)     New Business - Item 4  
                          226 E. Government Street  
                          Pensacola Historic District / Zone HC-1 / Wood Cottages  
                          Contributing Structure

**Recommendation:** Christy Cabassa is requesting final approval for exterior changes and additions to the main structure. The applicant has provided elevations of the existing house, those that were conceptually approved at the July meeting and proposed final drawings which incorporate the Board's past input. The final plans show the addition of porches, a change to some windows, refurbishing of the front main windows, and retention or replication of the main entry door and transom. All materials have been labeled on the elevation drawings. Also provided is the historic structure analysis provided by the University of West Florida Historic Trust which was presented to the Board in July 2020. This project was denied conceptual approval in June 2020 and then conceptual approved with comments in July 2020. A copy of the July 2020 minutes have been included in this packet.

Please find attached all relevant documentation for your review.

**Sponsors:**           Grover C. Robinson, IV

**Attachments:**       [Florida Master Site File](#)  
                              [Images](#)  
                              [ARB Minutes from 7-16-20](#)  
                              [Historic Trust Memo 7-13-20](#)  
                              [Application Packet](#)

7.     [20-00554](#)     New Business - Item 5  
                    425 and 427 E. Romana Street  
                    Pensacola Historic District / Zone HC-1, Brick Structures  
                    Contributing Structure and New Construction

**Recommendation:** Irby & Voelkel Engineering is seeking final approval for the design of a new residence as well as modifications to an existing contributing structure. The proposed work includes the combination of two lots into one parcel. A two-story residence will be constructed in the rear portion of the site's buildable area. Proposed work to the existing contributing structure will include adding a brick base, rearranging the front stairs, and replacement six over six aluminum clad windows. The project received conceptual approval with comments in May 2020. Based on the Board's input at that meeting, the proposed retaining wall and brick steps have been rearranged and modifications to the proposed primary structure were made. The proposed two and a half storied structure will be faced in brick and covered with asphalt shingles and the finished floor elevation has been raised to 24". Except for the front entrance, which will be a mahogany stained door unit, all windows and doors will be aluminum clad. The gables will be decorated with fish scale Hardie siding and powder coated railings will adorn the front balcony and rear. Lastly, the paint palate has been chosen from Benjamin Moore Historic Colors.

Please find attached all relevant documentation for your review.

**Sponsors:**             Grover C. Robinson, IV

**Attachments:**       [Florida Master Site File](#)  
                              [Images](#)  
                              [ARB Minutes from 5-21-20](#)  
                              [March 2019 and May 2020 Conceptual Materials](#)  
                              [Application Packet - REVISED 9.15.2020](#)  
                              [Added Materials Information - 9.14.2020](#)

8. [20-00553](#) New Business - Item 6 - **\*\*\*REMOVED AT THE REQUEST OF THE APPLICANT\*\*\***

43 S. Palafox Place  
Palafox Historic Business District / Zone C-2A  
Contributing Structure

**Recommendation:** David Alsop, Sam Marshall Architects, is seeking *conceptual* approval for the removal of exterior walls and the creation of new open and covered spaces for local merchants and market opportunities to enhance the streetscape and downtown experience. The conceptual project will provide spaces for food trucks, cover for parked vehicles and the collection of clean energy with roof mounted solar panels.

Please find attached all relevant documentation for your review.

**Sponsors:** Grover C. Robinson, IV

9. [20-00571](#) New Business - Item 7  
611, 621 and 631 N. Davis Highway  
Old East Hill Preservation District / Zone OEHC-2  
New Construction

**Recommendation:** Nannette Chandler is seeking approval for three new accessory structures to accompany three single-family residences approved in December 2019. At that time, the garages were listed on the site plan as optional although their dimensions, locations, related hardscapes and concepts were discussed and approved. However, elevations and the garage doors were not presented at that time and were intended to come back to the Board for review. All materials, except for the garage doors, and paint colors will match the primary structures. The proposed garage doors will be insulated overhead metal doors with wood grain finishes.

Please find attached all relevant documentation for your review.

**Sponsors:** Grover C. Robinson, IV

**Attachments:** [Images](#)  
[Application Packet](#)

10.    [20-00555](#)       New Business - Item 8  
                          205 E. Zaragoza Street  
                          Pensacola Historic District / Zone HC-1  
                          Non-Contributing Structure

**Recommendation:** Ross Pristera, UWF Historic Trust, is requesting approval to replace the wood decking on the rear porch of the Tivoli High House with 1-1/2" thick, rough-sawn lumber attached using period correct nails. This same decking has been approved and used on the 1805 Lavalley House and the 1805 Julee Cottage. The proposed decking will not be painted and will gray naturally.

Please find attached all relevant documentation for your review.

**Sponsors:** Grover C. Robinson, IV

**Attachments:**    [Images](#)  
                          [Application Packet](#)

## Adjournment