



MINUTES OF THE ARCHITECTURAL REVIEW BOARD

August 18, 2022

MEMBERS PRESENT: Chairperson Salter, Vice Chairperson Mead, Board Member Courtney, Board Member McCorvey, Board Member Ramos, Board Member Yee, Board Member Fogarty, Advisor Pristera (virtual)

MEMBERS ABSENT: None

STAFF PRESENT: Historic Preservation Planner Harding, Senior Planner Statler, Digital Media Specialist Russo, Cultural Affairs Coordinator Robinson

STAFF VIRTUAL: Development Services Director Morris, Assistant Planning and Zoning Manager Cannon, Urban Design Specialist Parker

OTHERS PRESENT: Cynthia Miller, Pete Southerland, Aaron Ebent, Tosh Belsinger, Donald Lindsey, Jessica Tolbert, Dio Perera, Michelle Burch, Steve Dana

CALL TO ORDER / QUORUM PRESENT

Chairperson Salter called the meeting to order at 2:00 p.m. with a quorum present.

APPROVAL OF MINUTES

Board Member Yee made a motion to approve the July 21, 2022, minutes, seconded by Board Member Mead, and it carried unanimously.

OPEN FORUM - None

NEW BUSINESS

Item 2

315 W. Blount Street

NHPD / PR-1AAA

Addition of Rolldown Shutters at a Noncontributing Structure

Action Taken: Denied.

Mr. Robertson is requesting approval to install electric rolldown shutters on two garage door openings at the rear of a noncontributing structure. The clearance of both openings are too low to install conventional garage doors with ceiling-mounted equipment. The shutters are an aluminum Town & Country model for hurricane protection and will be painted to match the body color of the house. The 10"-wide shutter head, or box, will be mounted flush with the tops of the

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openings with 3" wide side rails. The shutters themselves will measure 114" x 95".

Mr. Southerland, the applicant's contractor, presented to the board. Chairperson Salter asked for clarification that there was not enough clearance for a conventional garage door and Mr. Southerland stated that was correct. The home never had garage doors and the owner was not aware of this when it was bought. The items in the garage needed to be secured and the roll down shutters would be a good solution. A nice feature of the roll down shutter was that the bottom track included a rubber seal which would stop water from coming in. Carriage doors were looked at, but they were not feasible. Chairperson Salter read comments from the North Hill Preservation Association. He stated that there are options such as bifold, out swinging doors that do not need any clearance. Something like this would be more architecturally appropriate for the house. Mr. Southerland replied that the homeowner was looking at locally available products. Board Member Ramos clarified that the doors would be installed on the rear and Mr. Southerland stated that the rear garage doors would be visibly screened by landscaping. Board Member Mead clarified that the proposed doors would be mounted to the outside. Mr. Southerland also stated that the roll down doors are hurricane rated. He also stated that the garage had a 4" clearance from the opening to the ceiling and that floor joists were directly above the ceiling paneling. Board Member Mead provided an example of a decorative garage door that opened to the side, and which would be more architecturally appropriate. Board Member Courtney wished to not lose the aesthetic of the soldier brick work at the tops of the garage openings. Board Member Mead asked staff if ARB had ever approved roll down shutters in North Hill and Historic Preservation Planner Harding was not aware of any. Board Member Mead understood that this was a noncontributing structure, but it was also built in a French provincial style which added to the neighborhood. And although the doors were in the rear, they were still visible, and landscaping could not be relied upon as permanent screening. He wished to see a more aesthetic product and would at least like to see some exploration of an alternative product. Chairperson Salter also stated that this was a noncontributing structure, but it did have architectural merit and that its style was very well done. He was concerned with mounting an aluminum, industrial type element, and that it would impair the architectural integrity of the building. He also agreed that there are other possible options that may not have been explored to their most possible extent. The proposed shutters could only be acceptable as a last resort. He read from Sec. 12-3-10(2)d.ii.(a), that "in the case of a proposed alteration or addition to an existing building, that such alteration or addition will not impair the architectural or historic value of the building." **With no further questions Chairperson Salter moved to deny the application based on Sec. 12-3-10(2)d.ii.(a) and that the application of this element would indeed impair the architectural value of the building. Board Member Mead seconded the motion and it carried unanimously. Chairperson Salter added that applicant could research other options and if there truly is nothing else available and that if the owner can bring that back to show that there are not any other reasonable options, the board could certainly look at this again.** Staff added that based the conversation, Sec. 12-3-10(2)g.2. was applicable regarding noncontributing buildings which states, "in review of these structures the board may make recommendations as to the use of particular building elements that will improve both the appearance of the individual structure, its relationship with surrounding structures and the overall district character."