



PLANNING SERVICES

THE UPSIDE of FLORIDA

Architectural Review Board

MINUTES OF THE ARCHITECTURAL REVIEW BOARD

April 20, 2017

MEMBERS PRESENT: Chairman Carter Quina, Ben Townes, George Mead, Ray Jones, Susan Campbell-Hatler, Nina Campbell

MEMBERS ABSENT: Michael Crawford

STAFF PRESENT: Brandi Deese, Leslie Statler, Ross Pristera, Advisor, Bill Weeks, Inspections, Victoria D'Angelo, CRA

OTHERS PRESENT: Allen Bounds, Neil Jernigan, Tim Whiteley, Steve Salter, Terry Nall, Fran Jones, Michael Boles, Christy Cabassa, David Bonnell, Elizabeth Schrey, J. Veal, Robert Montgomery, Brian Spencer, Sam Kuhn

CALL TO ORDER / QUORUM PRESENT

Chairman Carter Quina called the Architectural Review Board (ARB) meeting to order at 2:01 p.m. with a quorum present.

APPROVAL OF MINUTES

Ms. Campbell made a motion to approve the March 16, 2017 minutes, seconded by Mr. Mead. Mr. Mead suggested that everyone pay particular attention to Item 7 since it has been noticed for appeal to City Council, and if there is anything with a discrepancy that concerns them, the Board should address it. Chairman Quina stated the reason this item was in such detail was because there was the potential that it would be appealed. The information forwarded to Council for their review was clear in stating the basis of the decision of the Board to approve but suggesting the buildings and garages be close enough to the street where a car could not park. Ms. Deese advised the minutes were typically standard evidence presented at the hearing. **The motion then carried unanimously.**

OPEN FORUM – None

NEW BUSINESS

Item 1 **134 Cevallos St**
Fence

PHD
HR-2 / Wood Cottages

Action Taken: Tabled to await applicant then approved.

James and Susan Reeves are requesting approval for the addition of a historic wrought iron fence at the front yard garden area. The proposed fence will be located on both sides of the front walkway leading into the residence. The applicant did not indicate the color for the fence and has not provided the approval from the Aragon ARB. With no applicants to represent the item, **Mr. Jones made a motion to table the item and obtain information on the height of the fence. Mr. Mead seconded the motion. The motion carried unanimously.** It was determined that the Board would meet within 28 days to reconsider the item. Mr. Townes explained the Board had never reviewed an item without the applicant being present unless there were extenuating circumstances.

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Mr. Mead was not aware of any provision requiring the applicant to be present. Ms. Deese explained at the beginning of the agenda it states, "The applicants or authorized agent must be present for the public hearing in order for the Board to act upon their request." **Mr. Mead made a motion to reconsider Item 1, seconded by Mr. Townes.** Mr. Townes recommended delaying the item until the end of the meeting since Ms. Deese had notified them. **The Board agreed unanimously.**

(After Item 8, the Board returned to Item 1.)

Mr. Hagen stated the fence was identical to a photo of a fence on Government Street, with the height being around 34" and posts less than 36" and was the fence removed from another property. He stated it was not a containment fence and would have landscape behind it. He advised they would set a structural post at the terminating posts for support. He was not aware that Aragon ARB approval was necessary. Ms. Deese clarified that the Board could make its approval contingent on the Aragon approval. Mr. Mead questioned the material, and Mr. Hagen stated it would be aged black wrought iron with patina.

Mr. Mead made a motion to approve contingent on Aragon ARB approval, seconded by Ms. Campbell-Hatler. The motion carried unanimously.

Item 2

410 W. Blount St

NHBD

Contributing Structure

PR-1AAA

Action Taken: Approved.

Allen Bounds is requesting to construct a brick retaining wall along the perimeter of the front yard. The proposed retaining wall will be constructed of brick to match the house and will be capped with a soldier course. Brick pillars will set the ends and corners. Chairman Quina pointed out North Hill had no objections to the project, and it was the only house without a retaining wall in that section. **Mr. Townes made a motion to approve, seconded by Ms. Campbell.** Mr. Jones asked for clarification on the brick. Mr. Bounds advised the structure was around 90 years old, but they were able to closely match the brick and mortar. **The motion then carried unanimously.**

Item 3

101 E. Main St

PHBD

Signage

C-2A

Action Taken: Approved with external illumination (internal illumination denied).

Steve Salter is requesting a non-illuminated monument sign and illuminated attached wall signage for the "Holiday Inn Express" currently under construction. The proposed signage includes a monument sign to be located on E. Main Street as well as two attached wall signs. This building fronts along two streets and is allowed signage on two elevations. The attached wall signage proposed is blades and not flat-mounted signage. Colors are consistent with the branded flagship. Ms. Deese stated the original application was submitted as an abbreviated review to Mr. Crawford who felt the scale of this project should go before the whole Board. Information was later received that the applicant would like the Board to consider internal illumination on the wall signs.

Mr. Salter, the sign contractor, explained the original request was for a non-illuminated monument sign and wall signs. However, the Holiday Inn Corporation was pushing for internally illuminated signage. He did not think the request was out of line when looking at the surrounding area. Due to the design of the Holiday Inn Express logo, reverse lit would not work. He presented as a compromise an internally illuminated sign where the colored portion of the sign would be opaque, and only the white letters would have light illuminating from behind, creating the effect of channel letters.

Mr. Mead asked for a summary of the disposition of the YMCA signage. Ms. Deese explained the evidence presented for the YMCA signage displayed that requirements within the Code for this district do not explicitly spell out that internal illumination is prohibited; all the language is subjective, and Council took that evidence and voted unanimously to overturn. She suggested this location is different from the YMCA. Mr. Mead questioned the fact that the mullions have not been applied to the windows as approved. Mrs. Deese advised that the window mullions were not appropriate for this discussion but would be researched by staff.

Mr. Townes explained that the Board would make a subjective decision and try to maintain the historic integrity which was one of the factors drawing the Holiday Inn to this location; the Board should evaluate would the Board continue to hold this historic character with the non-illuminated signs throughout that area so that this facility and all the other facilities who have complied are very visible at night – outside light directed onto the signage has worked on numerous occasions. He was pleased with the original non-illuminated package and stated external illumination would be a good compromise. Mr. Salter advised they could use up lighting possibly mounted to the building.

Mr. Mead explained that when you create a single point of light, you create the impression of shadow where it really does not exist, but it makes people feel there are darker places than there really are, and it impacts the street feel.

Mr. Townes made a motion to approve non-internally illuminated signs but allow the applicant to externally illuminate the signs with appropriate uplighting, seconded by Ms. Campbell. Ms. Deese asked if it would be appropriate for the Board to make two different motions to make sure that it is clear. **Chairman Quina clarified one motion to deny the existing (request) and a motion to accept (the Board's conditional approval).** Upon discussion, the Board found the motion to be clear in its intent and the illuminated sign proposal is being denied. Ms. Deese stated she anticipates an appeal, and the motion needed to be very clear. Mr. Salter stated it was very possible they will seek internally illuminated signage in one of two ways. One with opaque (what was presented as a compromise) or like the Bank of Pensacola signage which is reverse channel. Mr. Salter accepted the Board's motion for external illumination and would take that back to his customer. **Chairman Quina confirmed, and the motion carried unanimously.**

Item 4 **43 S. Palafox St.**

PHBD

Demolition / Contributing Structure

C-2A

Action Taken: Approved.

James Veal, J Veal Architect, is requesting approval for the demolition of an addition on the rear of a contributing structure in conjunction with a renovation project. The area proposed for removal began as a carport structure and was later enclosed to provide additional storage. The applicant is proposing to remove the addition to expose the rear of the original contributing structure.

Mr. Veal provided additional photos to the Board. He advised that one of the concepts they were trying to do was to create a future private driveway with internal access to the Blount Building and others. Through this renovation, they would provide an upgraded rear entrance and a breezeway connecting to Palafox Street. The current tenants are Dollarhide, and they might open up the south façade of Dollarhide for other tenant spaces, with the Palafox façade having a couple of tenants, and the northwest portion possibly having some mini-storage use. **Ms. Campbell-Hatler made a motion to approve, seconded by Ms. Campbell.** Chairman Quina confirmed the Board was satisfied with the demolition and the applicant returning with project plans. **The motion then carried unanimously.**

Item 5 **50 E. Garden St.**

PHBD

Contributing Structure

C-2A

Action Taken: Approved.

J.P. MacNeil, Architectural Affairs, is requesting final approval for façade modifications as well as attached wall signage to accommodate a brewery. This project was conceptually presented to and approved by the Board in February 2017. The scope of work includes façade modifications in the form of recessing the storefront on the eastern portion of the building and utilizing glass garage doors for ingress/egress. Additionally, a flat metal canopy is proposed to extend over the sidewalk in front of the eastern storefront. The western storefront was conceptually approved to have a graphic screen applied over the existing storefront with up-lights placed directly over this feature. The current renderings have replaced the glass storefront with glass garage doors to match the eastern entrance. Signage consists of painted letters on the brick as well as an attached wall sign between the two entrances.

Mr. Jones made a motion to approve, seconded by Mr. Mead. It was clarified that the glass would be Low E clear glass, and there would be one awning on the east side. **The motion carried unanimously.**

Item 6 **224 W. DeSoto St**

NHPD

Contributing Structure

PR-1AAA

Action Taken: Approved.

Neal Jernigan, NJ Contractors, is requesting approval to replace the decking of a wraparound porch on a contributing structure with Aeratis composite deck material. The porch deck was replaced several years ago and is in need of replacement again. The applicant is proposing to use a composite material which visually replicates wood and is tongue-in-groove. This product has been approved for use within the Vieux Carre as well as other areas of architecturally historic relevance.

Mr. Jernigan explained the original floor was replaced four years ago, and the owner requested a composite material. He advised the owner preferred the Heritage type. Andrew Gilley with Aeratis advised their product had been approved in 48 states for historical applications. Their products have been used in Oak Alley and the French Quarter. He advised that the tongue-in-groove can be caulked during installation; it can also be installed next to a Low E window.

He stated it would be attached either with a flooring nailer with stainless fasteners or a trim head screw. The product is warranted against any contraction or expansion for the life of the product.

Mr. Mead made a motion to approve the revised drawings, seconded by Mr. Townes, and it carried unanimously.

Item 10

191 South 9th Ave

PHD

New Construction

HC-1 / Brick Structures

Action Taken: Conceptual approval.

David Bonnell is requesting conceptual approval for a new single-family residence with attached garage. The proposed structure has been designed per Streetscape III with a true stucco exterior and metal roof. The principle structure will be connected to the garage via a roof deck on the second level; underneath is a covered porch and courtyard. Aluminum fencing will match the railings on the dwelling. The garage, which will front onto Privateers Alley, is proposed to have fiberglass or metal doors with a faux wood finish.

Ms. Cabassa presented to the Board for conceptual approval. Chairman Quina questioned using three separate garage doors versus the one large door. Ms. Cabassa explained it was easier to get larger vehicles in and out of the large door. Mr. Townes addressed the south elevation bridge connecting the two structures being three distinct elements rather than one continuous building. Ms. Cabassa stated the intent was to connect from the master balcony over to a guest or office area. Mr. Townes suggested a reveal at the joint. Mr. Mead pointed out the porch and opening treatment below the bridge, and with lintel detail above the windows, was there any consideration for lintels on the openings. Ms. Cabassa advised they wanted a punched window look, placing the lintels on the windows themselves. Chairman Quina suggested the final presentation show the relationship between the houses.

Mr. Mead made a motion for conceptual approval, seconded by Mr. Jones. Mr. Jones complemented the applicant on the parking, pavers and fencing design. **The motion then carried unanimously.**

Item 11

514 E. Government St

PHD

New Construction

HC-1 / Wood Cottages

Action Taken:

Since the project was with Chairman Quina's firm, Mr. Mead took over as Chairman.

Richard Perkins, Quina Grundhoefer Architects, is requesting approval for a new single-family residence with attached carport. The residence is proposed to have primarily Hardie-plank siding with a dimensional asphalt shingle roof. Windows will be either wood-clad casement or fixed. The gate will be aluminum picket. A neutral color palette has been chosen for the exterior.

Mr. Perkins provided the Board with revisions on the roof design. Mr. Jones asked about no windows on the west side, and Mr. Perkins stated it was the owner's request to have privacy on that side. He also advised the panel treatment at the top was horizontal siding with Hardie panel above. It was clarified that Hardie panel was allowed in the Wood District for new construction. Mr. Mead asked about the driveway, and it was determined to be brick pavers with one portion in Herringbone. Mr. Pristera questioned the porch, and Mr. Perkins stated it would be wood. He also advised the owner requested gravel in the courtyard.

Ms. Campbell made a motion to approve as presented, seconded by Ms. Campbell-Hatler. The motion carried unanimously.

(The Board then returned to Item 8. Mr. Townes left the meeting.)

Item 12

2 N. Palafox St.

PHBD

Contributing Structure

C-2A

Action Taken: Approved.

Scott Sallis, Dalrymple Sallis Architecture, is requesting approval for façade modifications, specifically the addition of 5 window bays, on the Garden Street elevation in conjunction with a renovation. The proposed exterior changes will replace the solid brick face on the second floor with window bays to match the existing original windows. Mr. Sallis advised the tenant for the "Isis Theater" built in 1913 is IRIS, a medical tech company, and the corporate headquarters will be located upstairs. In the early 1950s, they erected a steel frame concrete floor system in the middle of the theater to enable two stories. In doing so, they slaughtered the plaster ceiling, using it for hanging cable and wire to suspend acoustical ceiling tiles. Under a demolition permit from the City, his firm has removed all of this, exposing the theater ceiling once again. He stated the client wished to bring natural light into the workspace; since it was a theater, the south side of the building has never had windows. He provided the Board revised drawings for only three bays since the cost was \$35,000 per window bay. A curved plaster ceiling runs through the entire theater, with transom glass located behind this area. He advised the top portion of the new windows will look like glass from the outside but will not function as a window. The two existing bays would be in a different location.

Chairman Quina suggested treating the windows differently to work with the interior detail and possibly providing a cost savings. Mr. Sallis advised the client did not like the other options they had discussed. Mr. Mead questioned the rhythm for the panels, and Mr. Sallis stated this would allow for the most flexibility and bring light to most employees. Ms. Campbell asked about the timeline, and Mr. Sallis stated the client wanted to be functional January 2018. He also stated they were leaving the awnings for now, and the signage and lighting would come in a later submission. He clarified that the three new bay windows would match the existing as much as possible. **Mr. Mead made a motion to approve, seconded by Ms. Campbell, and the motion carried unanimously.**

Item 13

714 N. 6th Ave

OEHPD

Demolition / Non-Contributing Structure

OEHC-1

Action Taken: Applicant withdrew.

Henry Norris, Henry Norris & Associates, is requesting approval for the demolition of a non-contributing structure (single-family residence) to accommodate the expansion of a seafood market. The proposed improvements under consideration in the attached *Item 14* necessitate the removal of this structure to provide the rear ingress/egress to the proposed addition and accommodate the additional parking needs associated with the development. A driveway connection is also proposed on this property. Although this structure is currently identified as "non-contributing" it is the contention of UWF Historic Trust this structure was left off the "contributing" structure list given the style and age of the dwelling. Ms. Deese clarified that Item 14 was for aesthetic approval, however, the building is not located within the district, but because the district is split, the parking lot would need the Board's approval.

Mr. Norris stated the existing structure was in disrepair and did not display the character if a historical building. He believed it might have been intentionally left off the contributing structure list due to the commercial corridor. The structural engineering reports indicated it was structurally unsound and would have to be built from scratch. He also advised he had worked with Christian Wagley to sell the structure, but there were no interests in the property.

Mr. Pristera stated he was confident that the structure was from 1928 and did not know why it was not on the contributing structure list, but it would have to be resurveyed. Mr. Nall from the East Hill Preservation District stated this structure was compatible with the other contributing structures in the neighborhood. The Circle K across the street was on the footprint of the previous commercial property except for one house; that house was moved as part of the Circle K agreement. He stressed this house offers a buffer from the commercial district to the residential district. With the existing Circle K, there had been an increase in traffic, semitrailers and litter. He advised East Hill was opposed to the demolition of the house and would prefer it not be relocated. He pointed out that 303 N. 7th and 708 E. Wright were both denied demolition requests.

Mr. Mead noted when turning the corner, you enter the residential neighborhood, and that transition is critical. It was determined the structure was being removed for six parking spaces. Mr. Norris reiterated that this would be a neighborhood seafood grill. Mr. Mead asked if the structure could not be saved and they needed the parking, could they look at parking on the frontage. Mr. Pristera advised that this situation goes beyond the house since they are seeing the creep of Cervantes commercial development into a neighborhood.

Mr. Mead felt he did not have enough information on the landscaping or the actual costs to show the necessity is there to demolish the structure rather than renovate it. **He stated he would make a motion to deny as submitted without prejudice.**

Mr. Jones asked if the project could go forward without the demolition. Mr. Norris stated it would impede the neighborhood grill. Chairman Quina pointed out the applicant followed the recommended steps and purchased the property as a non-contributing structure. Ms. Campbell-Hatler stated it would be nice to see how the project is transitioned in a more neighborhood-friendly way. Mr. Norris suggested flipping the parking lot and having the drive on the north side with a heavy landscape buffer between the drive and the adjacent residential property. Chairman Quina asked about stormwater, and it was determined it would be underground.

After further discussion, the applicant withdrew the item to return with more detail at the next Board meeting.

Item 14

714 N. 6th Ave

OEHPD

New Construction

715 N 7th Ave

OEHC-1/C-3

621 E. Cervantes St

Action Taken: Applicant withdrew.

Henry Norris, Henry Norris & Associates, is requesting approval for a 2,400 sf addition to accommodate the expansion of a seafood market.

Item 15 **216 S. Tarragona St.** **PHD**
Demolition / Non-Contributing Structure **HC-1 / Brick Structures**
Action Taken: Approved.
Brian Spencer, SMP Architecture, is requesting approval for the demolition of a non-contributing structure (commercial building) to accommodate a new multi-family residential development. The proposed project under consideration in the attached *Items 16, 17, and 18* necessitate the removal of this structure to accommodate the redevelopment of the project area. The site is proposed to be redeveloped into multi-family residential units. Per the enclosed letter from UWF Historic Trust, the contributing structure was a warehouse which was demolished sometime after 1959.
Mr. Pristera stated the existing building was not historic and replaced a warehouse type building; it was his opinion that it could be demolished. At this point, the Board decided to look at the construction to replace the demolition (Item 16).
After review, **Mr. Mead made a motion to approve the demolition, seconded by Ms. Campbell, and it carried unanimously.**

Item 16 **200 Blk E. Intendencia St.** **PHD**
Variance **HC-1 / Brick Structures**
Action Taken: Approved.
Brian Spencer, SMP Architecture, is requesting approval of the following Variances to accommodate a new multi-family residential development: (a) to reduce the rear yard setback from 15 feet to 5 feet 1 inch; (b) to reduce the west side yard setback from 5 feet to 3.5 feet; and (c) to reduce the east side yard setback from 5 feet to 4 feet. The current parcel configuration within the project area is being modified to accomplish the development goals of the condominium project. The lot lines have been adjusted to accommodate the required setbacks on three of the four sides. The proposed building cannot be shifted further to the west due to a recorded ingress/egress easement. The applicant has advised staff of positive feedback from the owner of the impacted property, the adjacent residence to the east.
New property line packages were provided to the Board.
Mr. Spencer advised he was seeking approval of two buildings simultaneously since they were on the same parcel. He stated they intended to have controlled automated gates. He pointed out the variances in providing for bedrooms and a wall parking area extending to the terrace garden wall. He described the parking easement for perpetuity for an office complex. He also pointed out two garages for the project. Ms. Deese advised property owners within 500' had been notified of the variances, and no calls had been received. Mr. Jones noted the choice of white brick. Mr. Mead asked about the 3' corridor, and Mr. Spencer stated it was more of a jurisdiction for the homeowner having access to the back garden at the first floor. He proposed to have commercial dumpster access from Tarragona Street.
Ms. Campbell made a motion for conceptual approval as presented on 207 E. Intendencia, seconded by Mr. Mead, and it carried unanimously. Mr. Mead made a motion to accept the setback variances as presented in the revised plan, seconded by Ms. Campbell-Hatler, and it carried unanimously.

Item 17 **200 Blk S. Tarragona St.** **PHD**
Variance **HC-1 / Brick Structures**
Action Taken: Approved.
Brian Spencer, SMP Architecture, is requesting approval of a Variance to increase the maximum allowable height to accommodate a new multi-family residential development which is 38' in height. The building proposed is a 3-story multi-family residential building. The Ordinance limits the height to those which are adjacent. The proposed building is 38 feet in height; the average of the adjacent buildings is 35' 1".
Mr. Spencer stated he had designed a new building with some references to the scale of the brick warehouses with arches since it is within the brick district.
The streetscape is two-sided, borrowing from less historical structures across the street, weaving together two districts. He anticipates that the buyer of this type of project would be looking for a cutting edge contemporary development.
Ms. Campbell-Hatler appreciated the urban edge transitioning from the downtown to more residential/business.
Mr. Spencer stated they intended to use the same plant vine as Starbucks on Gregory for a lush wall, Asiatic Jasmine and a stacked brick pattern. He introduced Sam Kuhn, his intern architect, who was involved in creating all of the renderings and measured all nearby buildings. The new YMCA appeared to be above 35'. (Ms. Campbell-Hatler left the meeting at this time.)
Chairman Quina questioned only one exit egress.

Mr. Spencer advised in meeting with Inspections, they are staying under their maximum required distance for two; the building can be no more than three stories high with four residences. He then explained the gate-controlled areas and dumpster access.

Ms. Campbell made motion to approve the conceptual renderings submitted for 210 S. Tarragona, seconded by Mr. Mead. The motion carried unanimously.

Mr. Mead made a motion to approve the height variance, seconded by Mr. Jones. The motion carried unanimously.

Item 18

200 Blk S. Tarragona St.

PHD

New Construction

200 Blk E. Intendencia St.

HC-1 / Brick Structures

Action Taken: Conceptual approval.

Brian Spencer, SMP Architecture, is requesting approval for a new multi-family residential development. The proposed multi-family residential development will consist of two buildings, each facing their respective streets. The exteriors will be a mixture of painted brick and stucco with sliding glass door systems combined with historic windows and doors. The central parking area incorporates a turf side parking surface (open-cell pavers).

DISCUSSION – None

ADJOURNMENT – With no further business, the meeting adjourned at 4:58 pm.

Respectfully Submitted,



Brandi C. Deese
Secretary to the Board