



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 21-00519

Architectural Review Board

6/17/2021

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**TO:** Architectural Review Board Members

**FROM:** Gregg Harding, RPA, Historic Preservation Planner

**DATE:** 6/10/2021

**SUBJECT:**

400 BLK Cevallos Street  
Pensacola Historic District / Zone HC-1  
Conceptual Aesthetic Review for New Construction

### **BACKGROUND:**

Brian Spencer, SMP Architecture, is requesting conceptual review for a new two-family residential structure. This project received conceptual approval in September 2017 as well as a variance which increased the allowed height from 35 feet to 42.5 feet. The current plans show design modifications and minor site changes to the approved 2017 plans. However, the building itself remains a three-level duplex with garages and a guest suite (not an accessory dwelling unit) on the ground floor. The 2017 plans and meeting minutes have been attached to the back of the packet.

Please find attached all relevant documentation for your review.

### **RECOMMENDED CODE SECTIONS:**

Sec. 12-3-10(1)h. *Pensacola Historic District, New construction*  
Sec. 12-3-10(1)d.2.ii.(b) *PHD, Decisions*  
Sec. 12-3-10(1)d.6. *PHD, Decisions, Conceptual review*  
Sec. 12-3-10(1)(e) *PHD, Regulations and guidelines for any development*