



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00877

Architectural Review Board

9/15/2022

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 9/7/2022

SUBJECT:

120 S. Tarragona Street
Pensacola Historic District / Zone SSD
Final Review for New Construction

BACKGROUND:

J.J. Zielinski is requesting final review for the construction of six attached three-story townhomes. The conceptual plans for this project were approved in April 2021.

Although this development is zoned SSD, the design and materials are subject to ARB review and approval. Building standards such as the currently shown setbacks and maximum height have been approved as revisions to the overall development. As an SSD, the proposed project is not bound by new construction standards typically enforced in the Pensacola Historic District. However, the final plans should still be designed in a manner that is complementary to the overall character of nearby buildings and the district.

The overall plans align with the conceptual packet and the building remains primarily a brick structure with custom metal screens on Tarragona. This packet contains final drawings and elevations, as well as details on exterior materials. Based on comments from April 2021, the south side of the building has been redesigned to better communicate with the development and with neighboring buildings.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-15 *Site specific development*

Sec. 12-3-10(1)(h) *Pensacola Historic District, New construction in the historic district (in part)*